

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Eastgate / Factoria / Area 31

Previous Physical Inspection: 2000

Improved Sales:

Number of Sales: 928

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$172,200	\$274,400	\$446,600	\$482,900	92.5%	10.87%
2005 Value	\$185,800	\$291,600	\$477,400	\$482,900	98.9%	10.73%
Change	+\$13,600	+\$17,200	+\$30,800		+6.4%	-0.14%
% Change	+7.9%	+6.3%	+6.9%		+6.9%	-1.29%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.14% and -1.29% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$179,800	\$261,900	\$441,700
2005 Value	\$194,000	\$279,200	\$473,200
Percent Change	+7.9%	+6.6%	+7.1%

Number of one to three unit residences in the Population: 7481

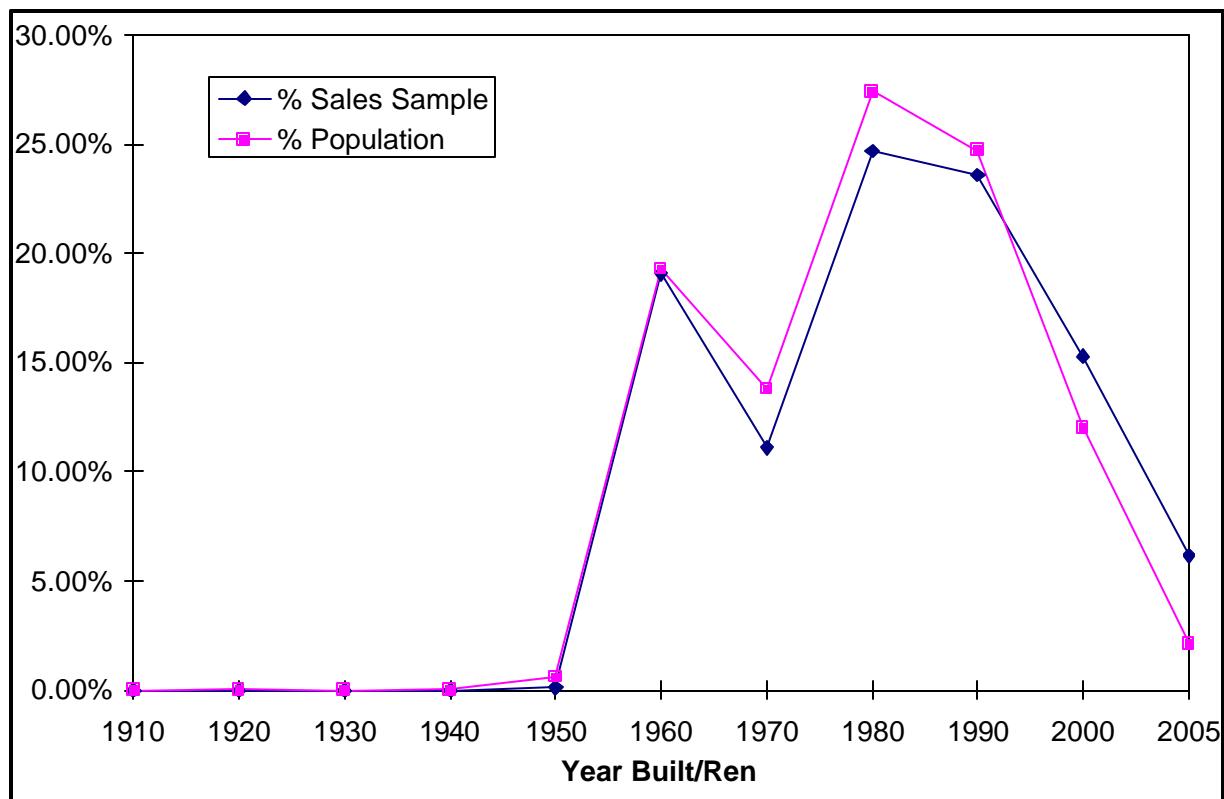
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, higher grade homes (grade 10 and above) have a higher average ratio (assessed value/sale price) than other homes; the formula adjusts these upward less than others in the population. Properties in Heritage View III (Major 326059) are at a much higher average ratio than other properties; the formula adjusts these downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.11%
1960	177	19.07%
1970	103	11.10%
1980	229	24.68%
1990	219	23.60%
2000	142	15.30%
2005	57	6.14%
	928	

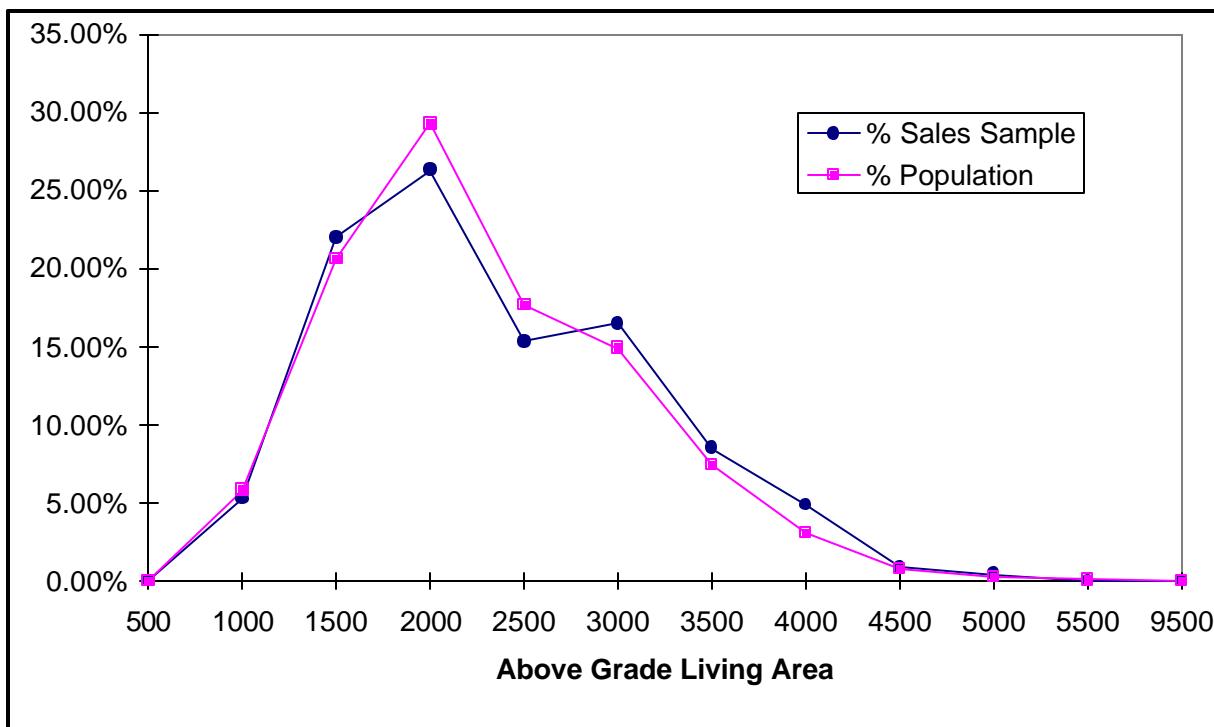
Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	0	0.00%
1940	1	0.01%
1950	45	0.60%
1960	1442	19.28%
1970	1033	13.81%
1980	2051	27.42%
1990	1850	24.73%
2000	899	12.02%
2005	159	2.13%
	7481	



Sales of new homes built in the last five years are slightly over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

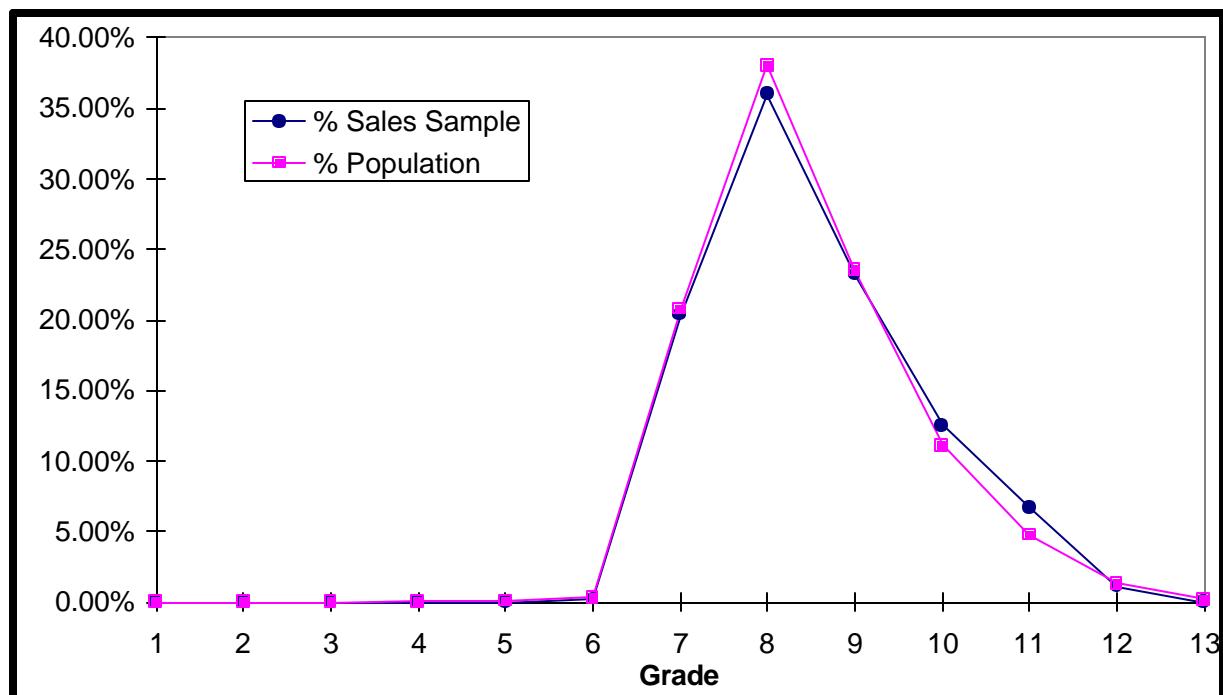
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	49	5.28%	1000	436	5.83%
1500	204	21.98%	1500	1544	20.64%
2000	244	26.29%	2000	2188	29.25%
2500	142	15.30%	2500	1322	17.67%
3000	153	16.49%	3000	1114	14.89%
3500	79	8.51%	3500	556	7.43%
4000	45	4.85%	4000	231	3.09%
4500	8	0.86%	4500	60	0.80%
5000	4	0.43%	5000	20	0.27%
5500	0	0.00%	5500	8	0.11%
9500	0	0.00%	9500	2	0.03%
	928			7481	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

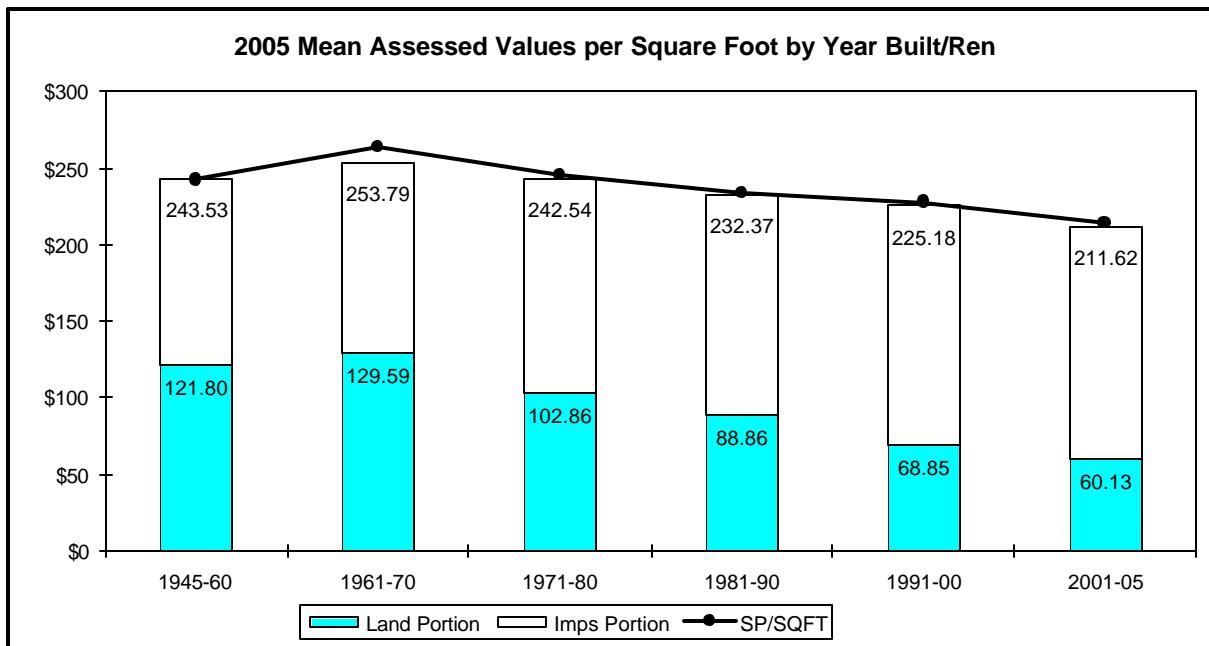
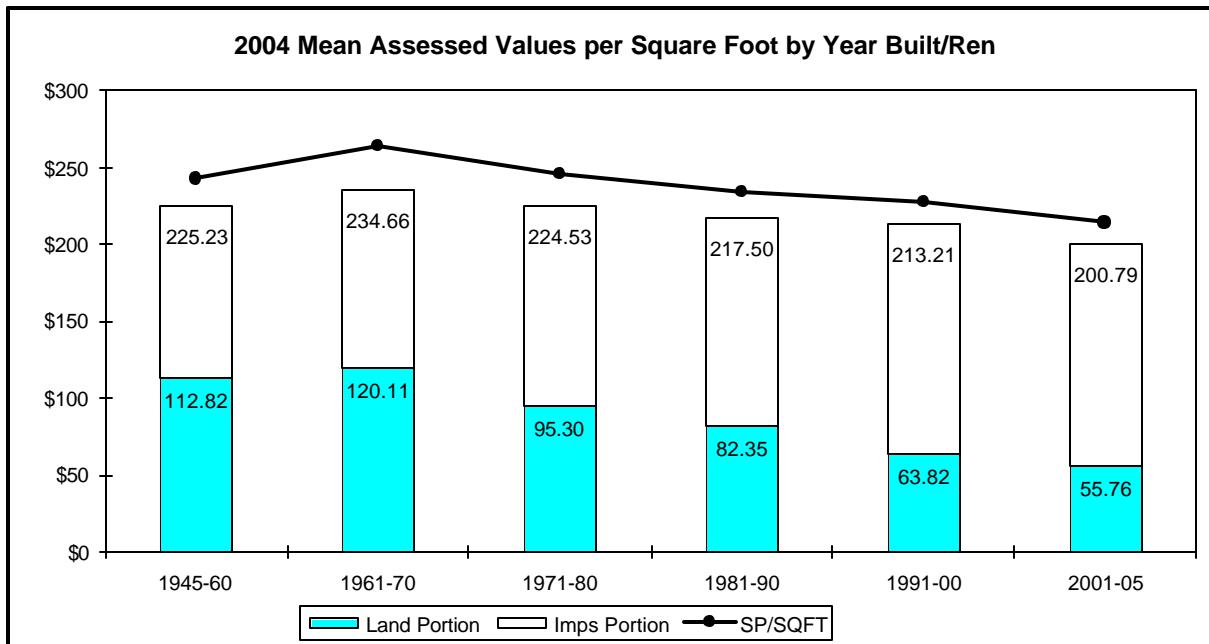
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	0	0.00%	5	4	0.05%
6	2	0.22%	6	23	0.31%
7	189	20.37%	7	1554	20.77%
8	334	35.99%	8	2844	38.02%
9	215	23.17%	9	1759	23.51%
10	116	12.50%	10	829	11.08%
11	62	6.68%	11	358	4.79%
12	10	1.08%	12	97	1.30%
13	0	0.00%	13	12	0.16%
	928			7481	



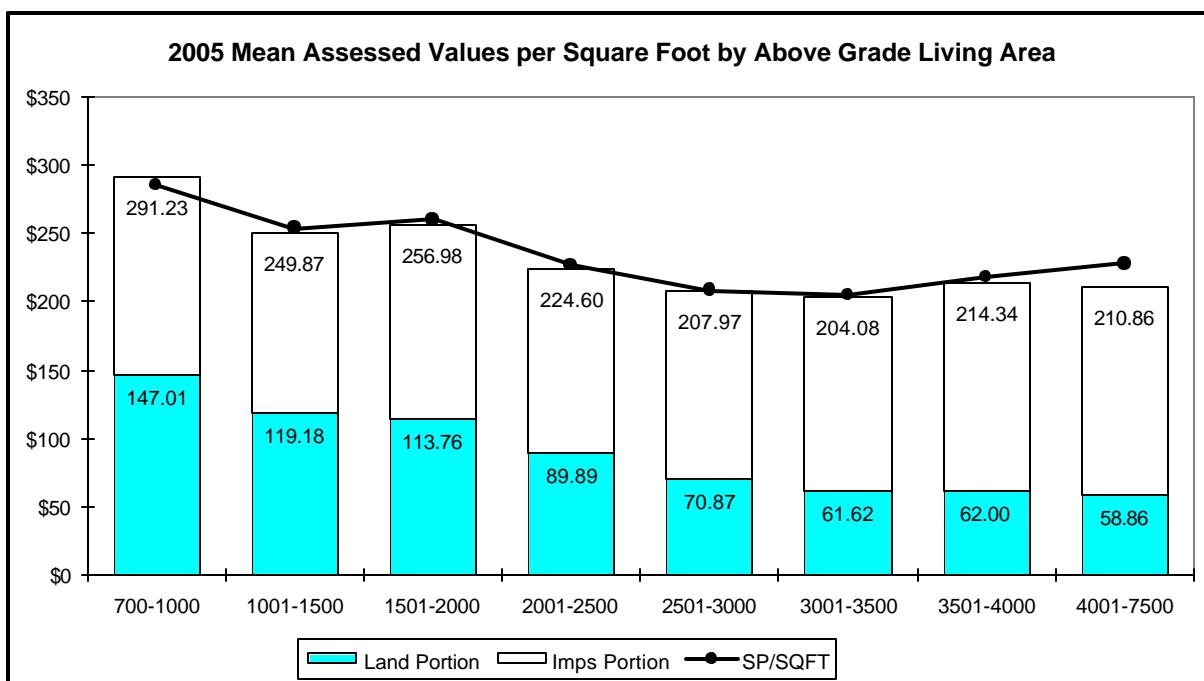
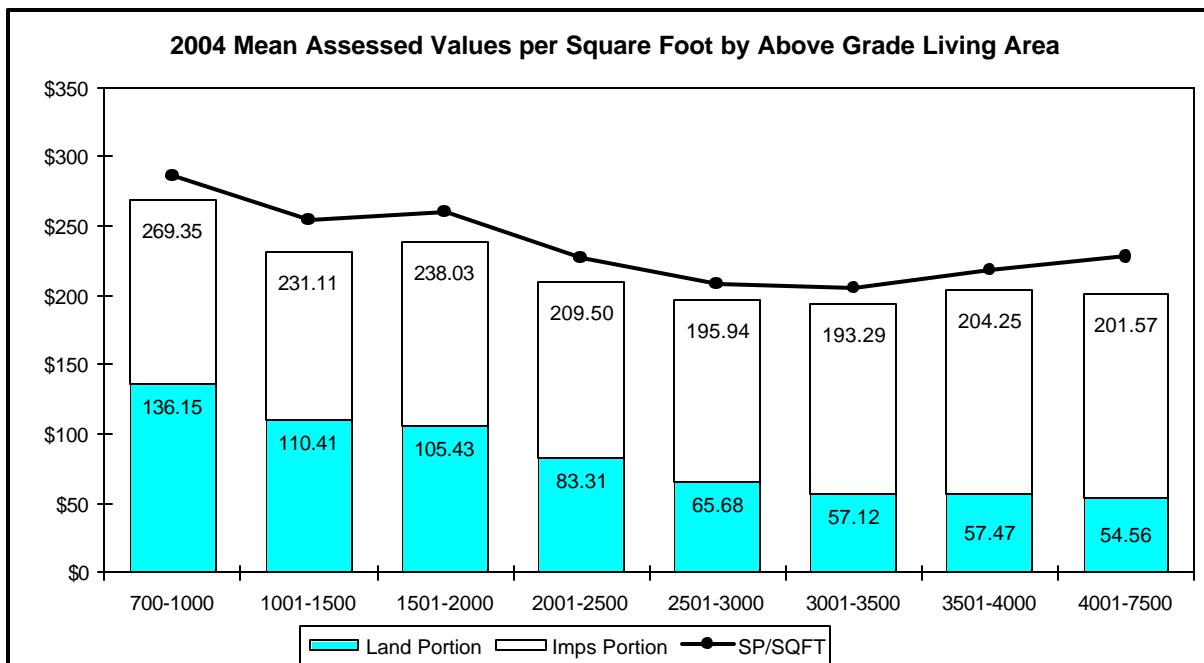
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



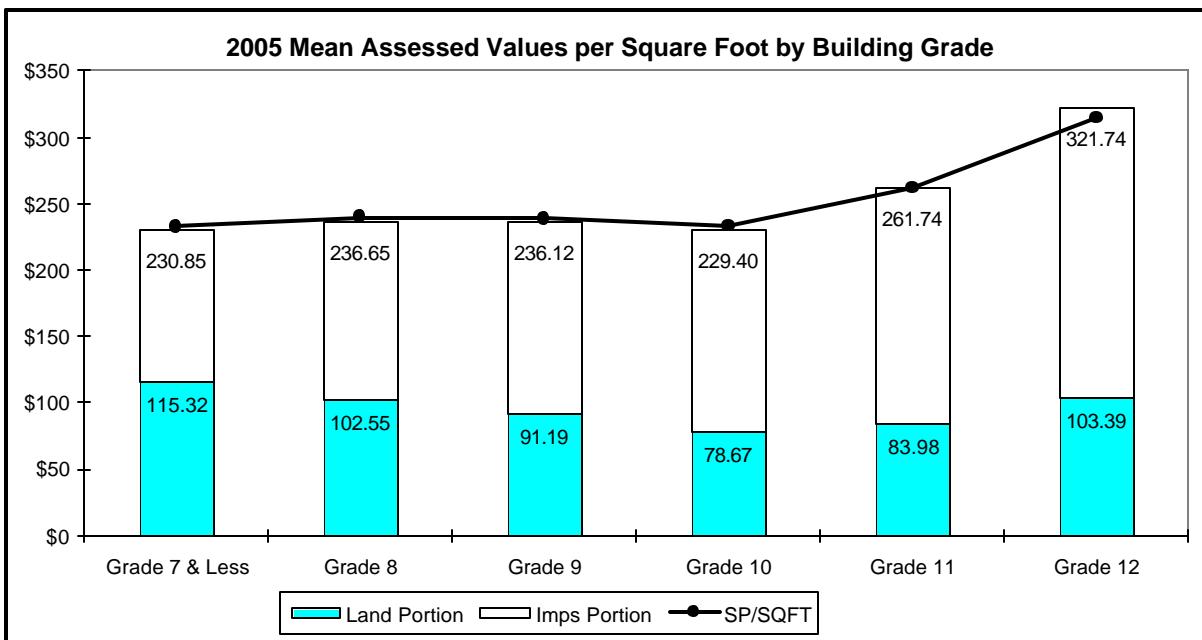
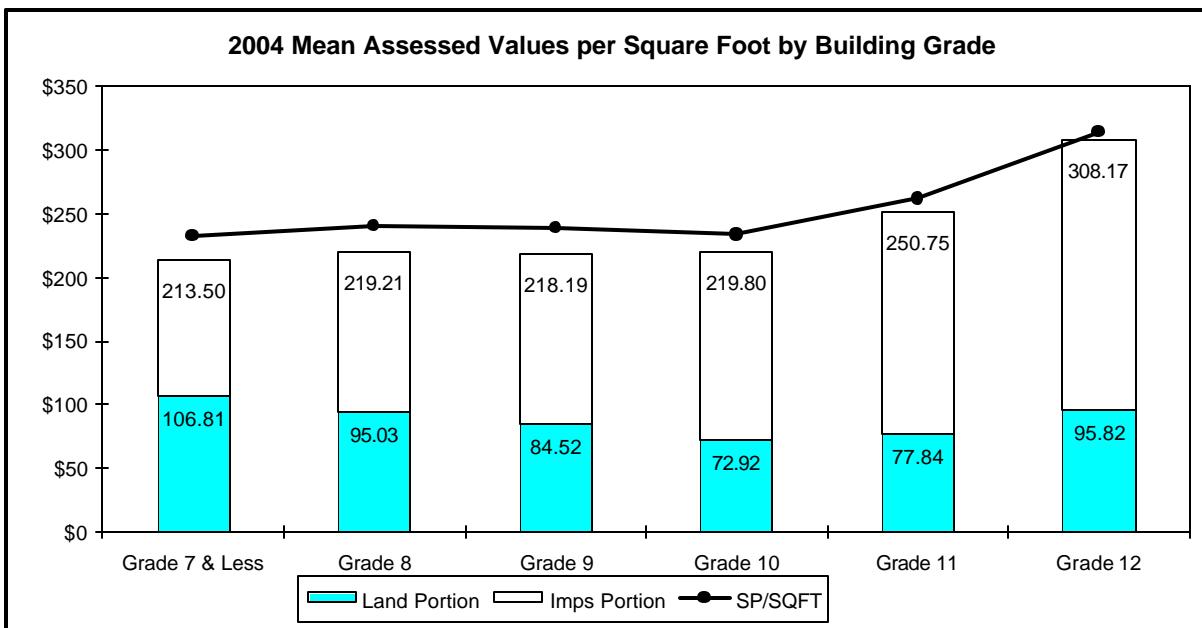
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 12 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.9% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.08, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 928 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, higher grade homes (grade 10 and above) have a higher average ratio (assessed value/sale price) than other homes; the formula adjusts these upward less than others in the population. Properties in Heritage View III (Major 326059) are at a much higher average ratio than other properties; the formula adjusts these downward. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9231023+ .1381304 If Major = 326059+ .0342888 If grade 10 or greater.

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.063)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.063).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.063, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 31 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.33%	
HighGrade (10 or greater)	Yes
% Adjustment	-3.88%
Major 326059 (Heritage View III)	Yes
% Adjustment	-14.10%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house that is High Grade (10 or above) would *approximately* receive a 4.45% upward adjustment (8.33% + -3.88%). Homes in Major 326059 would approximately receive a 5.77% downward adjustment (8.33% + -14.10%).

Generally higher grade homes were at a higher assessment level than other parcels and homes in Major 326059 were at a much higher assessment level than other parcels. This model corrects for these strata differences.

82.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 31 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
326059	Heritage View III	6	6	100%	SE-14-24-5	8	8	2004	SE 45th St and 162nd Ct SE

Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7 & Below	191	0.916	0.990	8.1%	0.974	1.006
8	334	0.915	0.987	7.9%	0.976	0.999
9	215	0.912	0.987	8.2%	0.973	1.002
10	116	0.942	0.983	4.4%	0.965	1.000
11	62	0.954	0.996	4.4%	0.972	1.021
12	10	0.976	1.019	4.4%	0.928	1.109
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1945-1960	178	0.930	1.006	8.1%	0.989	1.022
1961-1970	103	0.893	0.966	8.1%	0.943	0.988
1971-1980	229	0.916	0.989	8.0%	0.975	1.002
1981-1990	219	0.928	0.989	6.6%	0.975	1.003
1991-2000	142	0.941	0.992	5.4%	0.976	1.008
>2000	57	0.932	0.982	5.3%	0.951	1.013
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.695	0.750	7.8%	NA	NA
Average	469	0.934	0.992	6.2%	0.982	1.001
Good	425	0.912	0.985	8.0%	0.974	0.995
Very Good	33	0.904	0.976	8.0%	0.935	1.017
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	517	0.916	0.986	7.7%	0.977	0.995
1.5	11	0.968	1.041	7.5%	0.962	1.121
2	393	0.932	0.990	6.2%	0.979	1.000
2.5	7	0.946	0.992	4.9%	0.883	1.102
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
700-1000	49	0.942	1.018	8.1%	0.982	1.055
1001-1500	204	0.911	0.985	8.1%	0.970	0.999
1501-2000	244	0.915	0.988	7.9%	0.974	1.001
2001-2500	142	0.921	0.987	7.2%	0.969	1.006
2501-3000	153	0.941	0.998	6.1%	0.982	1.015
3001-3500	79	0.940	0.993	5.6%	0.971	1.014
3501-5000	57	0.923	0.967	4.9%	0.937	0.997

Area 31 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .989.

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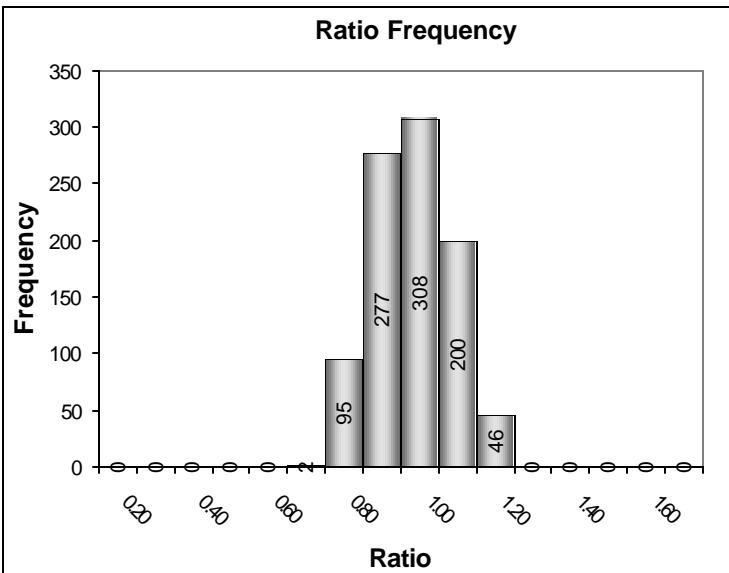
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	677	0.924	0.992	7.4%	0.984	1.000
Y	251	0.926	0.982	6.0%	0.968	0.996
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	928	0.925	0.989	6.9%	0.982	0.995
Y	NA	NA	NA	NA	NA	NA
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7	170	0.912	0.985	8.1%	0.968	1.003
8	758	0.927	0.989	6.7%	0.982	0.996
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3000-7000	33	0.969	1.035	6.8%	1.002	1.068
7001-9000	208	0.931	0.999	7.3%	0.985	1.014
9001-12000	412	0.922	0.987	7.1%	0.977	0.997
12001-16000	159	0.928	0.988	6.4%	0.971	1.004
16001-25000	94	0.911	0.970	6.5%	0.945	0.996
25001-1.5 Acres	22	0.916	0.972	6.1%	0.929	1.016
Grade 10 and Above	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	549	0.914	0.987	8.0%	0.978	0.996
Y	379	0.940	0.990	5.4%	0.980	1.001
Heritage View III (Major 326059)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	922	0.924	0.988	7.0%	0.982	0.995
Y	6	1.061	0.999	-5.8%	0.963	1.034

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2004	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 12/2004
Area Eastgate / Factoria	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 928 Mean Assessed Value 446,600 Mean Sales Price 482,900 Standard Deviation AV 170.977 Standard Deviation SP 185.815			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.931 Median Ratio 0.933 Weighted Mean Ratio 0.925			
UNIFORMITY			
Lowest ratio 0.694 Highest ratio: 1.170 Coefficient of Dispersion 8.99% Standard Deviation 0.101 Coefficient of Variation 10.87% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.921 Upper limit 0.940 95% Confidence: Mean Lower limit 0.924 Upper limit 0.937			
SAMPLE SIZE EVALUATION			
N (population size) 7481 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.101 Recommended minimum: 16 Actual sample size: 928 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 458 # ratios above mean: 470 Z: 0.394 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



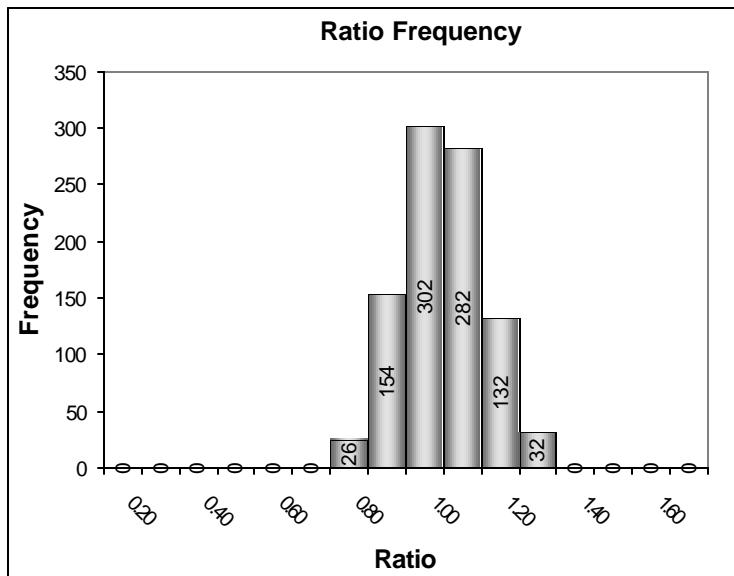
COMMENTS:

1 to 3 Unit Residences throughout area 31

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 12/2004
Area Eastgate / Factoria	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	928		
Mean Assessed Value	477,400		
Mean Sales Price	482,900		
Standard Deviation AV	176,242		
Standard Deviation SP	185,815		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.996		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.750		
Highest ratio:	1.266		
Coefficient of Dispersion	8.89%		
Standard Deviation	0.107		
Coefficient of Variation	10.73%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	7481		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.107		
Recommended minimum:	18		
Actual sample size:	928		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	476		
# ratios above mean:	452		
Z:	0.788		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 31

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220250	0095	5/9/03	\$213,300	780	0	7	1954	4	8607	N	N	3947 154TH AV SE
007	220450	0610	5/10/04	\$225,000	810	0	7	1954	4	10440	N	N	14418 SE 41ST ST
007	220150	0535	12/16/04	\$317,500	850	720	7	1954	5	10000	N	N	4024 152ND AV SE
007	220250	0285	10/29/04	\$311,000	850	850	7	1954	4	8800	N	N	3932 154TH AV SE
007	220450	0500	6/4/04	\$281,950	850	700	7	1954	3	9686	N	N	4165 146TH AV SE
007	220650	0585	9/22/04	\$293,400	850	850	7	1955	4	9541	N	N	3835 139TH PL SE
007	220150	1075	10/19/04	\$290,000	850	850	7	1954	4	12504	N	N	15421 SE 41ST ST
007	220550	0320	4/25/03	\$263,000	850	850	7	1955	4	8640	N	N	14411 SE 37TH ST
007	220150	1075	11/3/03	\$258,000	850	850	7	1954	4	12504	N	N	15421 SE 41ST ST
007	220570	0655	3/8/04	\$258,000	850	850	7	1955	4	16127	N	N	14256 SE 37TH ST
007	220150	0125	3/17/04	\$250,950	850	850	7	1954	4	16405	N	N	4017 151ST AV SE
007	220150	1155	5/1/03	\$240,000	850	850	7	1954	4	9085	N	N	3812 155TH AV SE
007	220570	0335	3/9/04	\$240,000	880	850	7	1955	4	8640	N	N	13946 SE 40TH ST
007	220570	0665	4/2/03	\$240,000	910	400	7	1956	4	13339	N	N	14312 SE 37TH ST
007	220700	0040	5/4/04	\$300,000	940	850	7	1958	4	9669	N	N	3725 135TH AV SE
007	220250	0200	12/22/04	\$299,950	950	0	7	1954	4	8470	N	N	3901 155TH AV SE
007	220450	0115	9/7/04	\$275,000	950	0	7	1954	3	11304	N	N	4002 147TH AV SE
007	220450	0360	7/2/04	\$275,000	950	0	7	1955	5	8714	N	N	4206 147TH AV SE
007	220150	0855	2/20/04	\$265,000	950	0	7	1955	5	7195	N	N	15420 SE 41ST ST
007	220450	0260	10/4/04	\$262,500	950	0	7	1955	4	9073	N	N	4245 147TH AV SE
007	220450	0025	6/26/03	\$249,950	950	0	7	1955	4	13438	N	N	4003 147TH AV SE
007	220550	0400	8/27/03	\$285,000	950	950	7	1955	3	8250	N	N	3810 145TH AV SE
007	220570	0140	9/24/03	\$227,000	950	0	7	1955	4	8767	N	N	14265 SE EASTGATE DR
007	220150	1005	5/9/03	\$234,000	950	0	7	1954	4	10000	N	N	4055 156TH AV SE
007	220050	0050	6/8/04	\$280,000	950	730	7	1954	4	10400	N	N	14816 SE ALLEN RD
007	220450	0260	7/28/04	\$213,000	950	0	7	1955	4	9073	N	N	4245 147TH AV SE
007	220250	0235	5/15/03	\$208,500	950	0	7	1954	4	9152	N	N	4031 155TH AV SE
007	220550	0045	8/29/03	\$207,000	950	0	7	1955	4	18600	N	N	14753 SE 39TH ST
007	220550	0215	2/26/03	\$190,000	960	0	7	1955	3	8577	N	N	3790 146TH AV SE
007	220250	0145	12/23/03	\$260,000	970	0	7	1955	4	9858	N	N	3936 153RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	152405	9124	5/12/03	\$239,000	970	0	7	1968	4	7405	N	N	14215 SE ALLEN RD
007	220570	0415	11/1/04	\$337,500	1000	450	7	1955	5	8700	N	N	14219 SE 37TH ST
007	152405	9066	8/20/03	\$244,900	1000	0	7	1959	5	10890	N	N	4020 138TH AV SE
007	220550	0305	7/12/04	\$320,000	1000	520	7	1955	4	8970	N	N	3831 145TH AV SE
007	220650	0190	4/2/03	\$254,000	1000	520	7	1955	4	9600	N	N	3746 136TH PL SE
007	220550	0455	1/29/03	\$252,000	1000	520	7	1955	4	10450	N	N	3727 147TH AV SE
007	424600	0180	11/1/04	\$299,950	1010	820	7	1966	4	9600	N	N	16138 SE NEWPORT WY
007	220550	0105	5/12/04	\$258,950	1010	0	7	1955	4	9300	N	N	3774 147TH AV SE
007	220570	0145	10/15/03	\$257,500	1010	0	7	1955	4	9488	N	N	14401 SE EASTGATE DR
007	220570	0510	7/5/03	\$255,000	1010	140	7	1955	4	9700	N	N	3754 140TH AV SE
007	220570	0020	2/10/03	\$230,000	1010	0	7	1955	5	8025	N	N	14245 SE 38TH ST
007	220570	0400	4/4/03	\$245,000	1010	550	7	1955	5	11936	N	N	14029 SE 37TH ST
007	607320	0020	2/25/03	\$248,350	1020	0	7	1955	4	9835	N	N	12024 SE 42ND ST
007	607320	0030	10/28/04	\$241,300	1020	0	7	1955	4	8596	N	N	12040 SE 42ND ST
007	220570	0515	10/7/03	\$256,500	1020	300	7	1955	4	10028	N	N	14009 SE 37TH PL
007	220150	1045	7/12/04	\$289,000	1050	0	7	1954	4	9802	N	N	15422 SE 42ND ST
007	424600	0280	11/17/03	\$360,000	1070	950	7	1961	4	10117	N	N	4004 161ST AV SE
007	424600	0410	9/30/03	\$249,950	1070	0	7	1961	4	10400	N	N	4005 161ST AV SE
007	220450	0010	7/23/03	\$244,500	1070	0	7	1954	4	11200	N	N	4010 146TH AV SE
007	424600	0550	11/19/04	\$319,500	1080	960	7	1978	4	14300	Y	N	16356 SE 40TH ST
007	220570	0180	5/7/03	\$270,000	1090	250	7	1955	4	8069	N	N	3852 142ND PL SE
007	607320	0010	7/29/03	\$285,000	1100	0	7	1955	4	9622	N	N	4060 120TH AV SE
007	038400	0110	11/9/04	\$300,000	1120	0	7	1954	4	8640	N	N	4018 142ND AV SE
007	220550	0350	2/13/03	\$240,000	1120	0	7	1955	4	8360	N	N	3729 146TH AV SE
007	220550	0065	10/31/03	\$219,220	1120	0	7	1955	4	8963	N	N	14725 SE 39TH ST
007	220150	0025	5/2/03	\$299,000	1130	850	7	1954	4	9600	Y	N	15316 SE 38TH PL
007	220450	0580	5/15/03	\$246,000	1140	0	7	1954	4	9060	N	N	14425 SE 41ST ST
007	220250	0215	10/11/04	\$264,000	1150	0	7	1954	4	8470	N	N	3925 155TH AV SE
007	220450	0120	6/22/04	\$258,000	1150	0	7	1954	4	13260	N	N	4012 147TH AV SE
007	064330	0100	4/8/03	\$308,000	1170	1000	7	1967	4	13250	N	N	12139 SE 45TH PL
007	152405	9068	9/21/04	\$292,000	1180	0	7	1966	4	7840	N	N	4060 138TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	607320	0005	12/23/03	\$269,655	1190	0	7	1955	4	9714	N	N	4054 120TH AV SE
007	244210	0585	6/6/03	\$258,000	1190	800	7	1966	4	12200	Y	N	12215 SE 35TH ST
007	220150	0305	3/18/03	\$226,500	1190	0	7	1954	4	8300	N	N	15118 SE 41ST PL
007	424600	0052	11/5/03	\$335,000	1200	630	7	2003	3	3393	N	N	16341 SE 40TH ST
007	220570	0215	12/1/03	\$285,000	1200	0	7	1955	5	7595	N	N	14031 SE 38TH ST
007	220570	0635	9/16/04	\$309,160	1200	850	7	1955	4	18314	N	N	14228 SE 37TH ST
007	220450	0370	2/23/04	\$255,500	1200	0	7	1955	4	10286	N	N	4202 145TH AV SE
007	220570	0220	6/18/03	\$246,000	1200	0	7	1955	4	8416	N	N	14037 SE 38TH ST
007	220550	0480	11/29/04	\$314,000	1210	0	7	1955	4	8640	N	N	3750 146TH AV SE
007	220570	0380	4/27/04	\$330,000	1210	600	7	1955	4	12250	N	N	3769 140TH AV SE
007	220250	0275	4/22/03	\$260,000	1210	0	7	1954	4	9174	N	N	3948 154TH AV SE
007	220250	0225	5/25/04	\$258,000	1210	0	7	1954	4	8742	N	N	4019 155TH AV SE
007	220550	0375	3/25/03	\$241,000	1210	0	7	1955	4	10850	N	N	3769 146TH AV SE
007	038400	0245	2/4/03	\$235,000	1210	0	7	1954	4	13502	N	N	14208 SE ALLEN RD
007	220550	0185	10/24/03	\$236,500	1210	0	7	1955	4	10023	N	N	3781 147TH AV SE
007	220550	0480	6/23/04	\$235,000	1210	0	7	1955	4	8640	N	N	3750 146TH AV SE
007	220250	0055	7/22/04	\$265,000	1230	0	7	1954	4	8970	N	N	3971 153RD AV SE
007	220550	0110	1/23/04	\$306,000	1240	0	7	1955	4	11100	N	N	3766 147TH AV SE
007	220150	0255	12/6/04	\$293,000	1240	0	7	1954	4	10000	N	N	15126 SE 41ST ST
007	038400	0255	9/9/04	\$335,000	1240	520	7	1955	5	12480	N	N	14122 SE ALLEN RD
007	220570	0315	7/27/04	\$315,000	1240	1050	7	1955	4	9766	N	N	3819 142ND AV SE
007	220650	0325	12/8/03	\$255,000	1250	0	7	1955	4	6797	N	N	3751 136TH AV SE
007	152405	9058	2/8/03	\$240,000	1250	0	7	1988	3	8685	N	N	14223 SE ALLEN RD
007	220650	0085	2/6/03	\$244,950	1250	500	7	1955	4	9000	N	N	3712 139TH AV SE
007	220450	0030	12/18/03	\$255,000	1250	750	7	1954	4	10500	N	N	14607 SE 41ST ST
007	220690	0075	3/18/04	\$273,000	1260	0	7	1967	4	9218	N	N	4054 140TH AV SE
007	220250	0065	10/20/04	\$288,000	1260	0	7	1954	4	10200	N	N	3901 154TH AV SE
007	152405	9051	10/21/03	\$230,000	1260	0	7	1957	4	12632	N	N	13865 SE 40TH ST
007	220150	1320	4/7/04	\$300,000	1270	0	7	1954	4	10298	N	N	15349 SE 42ND ST
007	221410	0040	6/2/03	\$237,600	1270	0	7	1955	4	11050	N	N	4016 139TH AV SE
007	220150	1060	5/24/04	\$337,000	1280	0	7	1954	4	10834	N	N	4158 154TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220570	0280	4/29/03	\$237,200	1280	0	7	1955	4	10079	N	N	14216 SE 40TH ST
007	220570	0035	6/9/03	\$230,000	1280	0	7	1955	4	8025	N	N	14301 SE 38TH ST
007	038400	0015	6/24/04	\$274,950	1290	0	7	1955	4	10440	N	N	14215 SE 40TH ST
007	220150	1110	7/6/04	\$244,000	1290	0	7	1954	4	10000	N	N	4034 155TH AV SE
007	220570	0005	3/6/03	\$221,000	1290	0	7	1955	4	8790	N	N	14217 SE 38TH ST
007	220050	0420	10/3/03	\$242,500	1300	0	7	1954	5	10098	N	N	14725 SE ALLEN RD
007	220150	1412	5/25/04	\$265,000	1310	0	7	1956	4	14000	N	N	3802 156TH AV SE
007	220150	0645	10/13/03	\$248,000	1310	0	7	1954	5	10000	N	N	4119 154TH AV SE
007	220150	1095	9/20/04	\$285,000	1320	0	7	1954	4	10000	N	N	4058 155TH AV SE
007	220150	0505	8/30/04	\$289,000	1330	0	7	1954	4	14061	N	N	15149 SE 41ST ST
007	220150	0985	5/13/03	\$210,000	1340	0	7	1954	3	10000	N	N	4023 156TH AV SE
007	038400	0145	3/24/03	\$257,500	1340	700	7	1954	4	10670	N	N	14203 SE 41ST ST
007	220450	0335	9/9/03	\$236,500	1360	430	7	1954	4	14446	N	N	14572 SE NEWPORT WY
007	152405	9128	7/22/04	\$286,000	1370	0	7	1967	4	8751	N	N	14237 SE ALLEN RD
007	220550	0295	2/19/03	\$255,000	1370	0	7	1955	4	8970	N	N	3815 145TH AV SE
007	220250	0050	10/20/04	\$285,000	1380	0	7	1954	4	9869	N	N	3965 153RD AV SE
007	220150	0280	9/7/04	\$305,000	1390	0	7	1954	4	9920	N	N	15113 SE 41ST PL
007	220250	0315	11/4/04	\$296,890	1410	0	7	1954	4	12305	N	N	3824 154TH AV SE
007	607320	0075	7/12/04	\$415,000	1430	0	7	1955	5	9135	N	N	4202 120TH AV SE
007	220450	0485	11/22/04	\$293,000	1440	0	7	1954	4	9840	N	N	14440 SE 42ND ST
007	220450	0485	11/7/03	\$260,000	1440	0	7	1954	4	9840	N	N	14440 SE 42ND ST
007	220650	0610	3/26/03	\$262,000	1440	0	7	1955	4	8640	N	N	13912 SE 40TH ST
007	424600	0054	4/27/04	\$325,000	1450	750	7	2003	3	4488	N	N	16341 SE 40TH ST
007	556610	0085	7/22/03	\$243,500	1450	0	7	1955	4	11243	N	N	12106 SE 43RD ST
007	424600	0480	8/26/04	\$278,800	1460	0	7	1979	3	13182	N	N	16122 SE 40TH ST
007	220650	0215	5/12/03	\$275,000	1480	0	7	1955	4	10382	N	N	3708 136TH PL SE
007	220050	0310	11/22/04	\$320,000	1480	1270	7	1954	4	28088	N	N	4107 150TH AV SE
007	220650	0185	5/27/03	\$249,600	1480	0	7	1955	4	13800	N	N	3750 136TH PL SE
007	220250	0045	9/11/03	\$287,500	1490	850	7	1954	4	11331	N	N	3959 153RD AV SE
007	220550	0260	2/17/04	\$230,000	1490	0	7	1955	4	8978	N	N	3903 146TH AV SE
007	220650	0540	7/29/04	\$370,000	1510	1040	7	1955	5	8640	N	N	3762 138TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	220450	0425	4/28/03	\$244,950	1520	0	7	1955	5	9600	N	N	4205 146TH AV SE
007	560380	0220	8/24/03	\$380,000	1530	910	7	1964	4	9700	N	N	13419 SE 42ND ST
007	220150	0410	12/19/03	\$256,000	1540	0	7	1954	4	10000	N	N	4115 153RD AV SE
007	220570	0270	7/2/03	\$230,500	1600	0	7	1955	4	8231	N	N	14230 SE 40TH ST
007	220650	0365	9/8/04	\$299,000	1610	0	7	1957	4	9500	N	N	13506 SE 40TH ST
007	220250	0090	12/10/03	\$289,950	1610	0	7	1954	4	8234	N	N	3939 154TH AV SE
007	220450	0330	12/12/03	\$289,500	1620	0	7	1954	4	12790	N	N	14564 SE NEWPORT WY
007	221410	0045	9/8/03	\$265,000	1650	0	7	1955	4	11050	N	N	4008 139TH AV SE
007	220550	0330	11/11/03	\$287,500	1700	0	7	1955	4	10050	N	N	14429 SE 37TH ST
007	220450	0155	12/3/04	\$297,500	1730	0	7	1954	4	11094	N	N	14604 SE 42ND ST
007	220450	0155	8/25/04	\$250,000	1730	0	7	1954	4	11094	N	N	14604 SE 42ND ST
007	220550	0450	7/25/03	\$267,750	1800	0	7	1955	5	10136	N	N	3719 147TH AV SE
007	220250	0165	9/15/03	\$258,000	1820	0	7	1954	4	10315	N	N	15403 SE 38TH ST
007	221410	0020	5/5/03	\$285,000	1920	0	7	1956	4	9496	N	N	13910 SE 41ST ST
007	424600	0420	6/25/03	\$347,900	1970	0	7	1961	5	9600	N	N	3925 161ST AV SE
007	560380	0030	1/27/04	\$361,500	2180	0	7	1963	4	11223	N	N	4103 135TH PL SE
007	142405	9139	9/7/04	\$398,500	2200	0	7	1992	3	59169	N	N	15433 SE 42ND ST
007	424600	0130	8/18/03	\$344,000	2260	0	7	1961	4	18900	N	N	4038 162ND AV SE
007	220570	0440	3/23/04	\$390,000	2830	0	7	1955	4	9670	N	N	14260 SE 38TH ST
007	220650	0335	8/21/03	\$363,000	2940	0	7	1955	4	11941	N	N	3828 136TH PL SE
007	220050	0370	6/9/04	\$340,000	1070	990	8	1990	3	16861	N	N	4123 150TH AV SE
007	162405	9327	8/1/03	\$350,000	1270	970	8	1998	3	6480	Y	N	4018 122ND AV SE
007	517630	0051	6/28/04	\$405,000	1360	480	8	1977	3	16400	N	N	15616 SE NEWPORT WY
007	560370	0045	11/12/04	\$347,500	1590	0	8	1959	4	11000	N	N	4037 134TH AV SE
007	220150	1295	1/29/03	\$357,200	1590	0	8	1993	3	14365	N	N	15431 SE 42ND ST
007	560370	0045	10/24/03	\$299,000	1590	0	8	1959	4	11000	N	N	4037 134TH AV SE
007	560350	0075	3/11/03	\$407,500	1800	1420	8	1959	4	11480	N	N	4100 133RD AV SE
007	517630	0022	6/6/03	\$364,950	1860	0	8	1969	5	12025	N	N	15914 SE NEWPORT WY
007	244210	0030	7/20/04	\$349,500	1870	0	8	1997	3	10200	Y	N	12224 SE 39TH ST
007	560350	0060	9/16/04	\$370,500	1910	0	8	1965	4	12460	N	N	13232 SE NEWPORT WY
007	544830	0145	10/6/03	\$387,500	1940	670	8	1989	3	17286	Y	N	3529 120TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	244210	0320	6/30/04	\$387,155	2060	0	8	1997	3	7680	Y	N	12220 SE 37TH ST
007	244210	0935	8/4/04	\$375,000	2150	0	8	1997	3	10033	Y	N	12217 SE 39TH PL
007	244210	0920	8/13/03	\$367,500	2150	0	8	1997	3	7723	N	N	12209 SE 39TH PL
007	424600	0291	7/22/03	\$382,000	2330	700	8	2003	3	4140	N	N	16121 SE 40TH ST
007	424600	0082	8/28/03	\$386,000	2440	730	8	2003	3	3300	N	N	16317 SE 40TH ST
007	220450	0530	1/29/03	\$365,000	1880	530	9	2001	3	8902	N	N	14420 SE ALLEN RD
007	291170	0045	9/10/04	\$795,000	1910	1130	9	1995	3	21080	Y	N	4201 120TH AV SE
007	560350	0055	7/13/04	\$467,000	1920	530	9	1962	4	13793	N	N	13236 SE NEWPORT WY
007	066295	0150	12/10/03	\$419,000	2440	0	9	2001	3	7365	N	N	12127 SE 41ST ST
007	066295	0020	4/24/03	\$495,000	2650	0	9	2001	3	7340	N	N	12058 SE 41ST ST
007	162405	9102	3/15/04	\$669,500	2670	0	9	2003	3	9102	Y	N	4300 120TH AV SE
007	162405	9350	1/6/04	\$679,950	2785	550	9	2003	3	8055	N	N	4304 120TH AV SE
007	162405	9349	5/16/03	\$635,000	2830	0	9	2003	3	7255	Y	N	4308 120TH AV SE
007	162405	9340	5/23/03	\$672,780	3020	910	9	2001	3	11418	Y	N	4108 131ST AV SE
007	056500	0070	10/18/04	\$555,000	3630	0	9	1980	3	12514	N	N	12023 SE 42ND CT
007	254060	0040	10/27/03	\$664,950	2640	870	10	2001	3	9981	Y	N	4131 131ST AV SE
008	942950	0085	1/23/03	\$220,000	810	0	6	1954	2	25462	N	N	16810 SE NEWPORT WY
008	942950	0061	12/10/03	\$230,000	1210	0	6	1983	4	10800	Y	N	16630 SE NEWPORT WY
008	220670	0265	9/17/04	\$328,000	850	850	7	1955	3	11250	N	N	4544 151ST AV SE
008	220350	0520	8/28/03	\$257,500	850	510	7	1954	4	10779	N	N	15077 SE 44TH ST
008	220350	0170	3/4/03	\$245,000	850	850	7	1954	4	11000	N	N	4251 151ST AV SE
008	220670	0360	5/3/04	\$282,000	950	0	7	1955	4	12350	N	N	14526 SE 45TH PL
008	220350	0535	10/20/03	\$241,155	950	0	7	1954	4	9425	N	N	15053 SE 44TH ST
008	220350	0440	4/3/03	\$265,000	950	180	7	1954	4	10010	N	N	15070 SE 44TH ST
008	220670	0135	4/8/03	\$229,500	950	0	7	1955	4	10240	N	N	4424 149TH AV SE
008	220350	0445	9/2/03	\$262,885	950	950	7	1954	4	9691	N	N	15062 SE 44TH ST
008	220350	0480	9/17/03	\$275,000	990	970	7	1954	4	12518	N	N	15082 SE 43RD PL
008	220670	0470	8/17/04	\$310,000	1000	520	7	1955	4	8250	N	N	4624 148TH AV SE
008	220670	0415	7/9/03	\$259,950	1000	700	7	1955	3	9364	N	N	4562 150TH AV SE
008	220670	0410	6/7/04	\$322,000	1010	750	7	1955	3	9866	N	N	4570 150TH AV SE
008	220670	0520	11/1/04	\$332,500	1010	500	7	1956	4	10800	N	N	14909 SE 45TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	220350	0135	9/30/04	\$252,500	1020	0	7	1954	4	11796	N	N	4210 150TH AV SE
008	220670	0480	5/13/04	\$258,000	1020	0	7	1956	4	8250	N	N	4638 148TH AV SE
008	220670	0435	3/15/04	\$260,000	1020	0	7	1956	4	8690	N	N	4624 149TH AV SE
008	220500	0045	1/10/04	\$295,000	1060	1060	7	1957	4	9494	N	N	14912 SE 43RD ST
008	220670	0380	6/26/03	\$221,000	1090	0	7	1955	4	10125	N	N	15037 SE 45TH PL
008	220670	0045	10/17/03	\$301,000	1120	0	7	1952	4	10915	N	N	14920 SE 44TH PL
008	220350	0365	5/29/04	\$253,000	1120	0	7	1954	3	11902	N	N	15016 SE 43RD PL
008	220500	0040	8/20/03	\$312,500	1150	500	7	1957	4	9600	N	N	14627 SE NEWPORT WY
008	220670	0170	9/14/04	\$310,000	1160	250	7	1955	3	10550	N	N	4515 150TH AV SE
008	220670	0490	5/7/04	\$284,000	1160	750	7	1955	4	8250	N	N	4633 149TH AV SE
008	220350	0015	10/25/04	\$258,000	1210	0	7	1954	4	9972	N	N	14901 SE NEWPORT WY
008	220670	0295	1/22/03	\$263,000	1210	0	7	1955	5	9473	N	N	15045 SE 46TH ST
008	220670	0370	8/27/04	\$280,000	1220	550	7	1955	3	10125	N	N	15021 SE 45TH PL
008	220350	0560	3/23/04	\$275,500	1230	0	7	1975	4	11057	N	N	15019 SE 44TH ST
008	220350	0510	5/9/03	\$258,000	1230	0	7	1954	4	20200	N	N	4380 151ST AV SE
008	221170	0090	7/20/04	\$320,000	1250	0	7	1983	3	18240	N	N	4555 165TH AV SE
008	221170	0290	7/24/03	\$380,000	1250	750	7	1960	5	26289	N	N	16743 SE 45TH ST
008	220670	0210	10/25/04	\$287,000	1280	0	7	1955	4	10450	N	N	4516 150TH PL SE
008	142405	9089	3/15/04	\$300,000	1290	0	7	1964	5	17859	N	N	15329 SE NEWPORT WY
008	220670	0110	6/6/03	\$222,000	1300	0	7	1955	4	10800	N	N	15001 SE 44TH PL
008	220350	0260	11/24/03	\$273,000	1320	0	7	1954	4	9720	N	N	4326 150TH AV SE
008	142405	9126	8/7/03	\$240,000	1320	0	7	1979	3	20037	N	N	4264 152ND AV SE
008	220350	0035	4/23/04	\$279,950	1380	0	7	1954	3	10377	N	N	14948 SE 43RD ST
008	220670	0325	10/8/03	\$304,000	1380	0	7	1955	4	12350	N	N	15030 SE 45TH PL
008	220670	0130	1/22/04	\$240,500	1420	0	7	1955	3	10290	N	N	4416 149TH AV SE
008	602800	0045	5/4/04	\$335,000	1430	600	7	1961	4	12900	N	N	4112 161ST AV SE
008	602800	0130	5/3/04	\$271,625	1500	0	7	1960	4	9480	N	N	16167 SE 42ND ST
008	896545	0200	7/21/03	\$209,610	1560	0	7	1994	3	3055	N	N	16730 SE 48TH PL
008	221170	0100	8/20/04	\$372,000	1590	0	7	1983	3	18240	N	N	4537 165TH AV SE
008	162405	9018	7/31/04	\$330,000	1590	400	7	1950	4	7617	N	N	12926 NEWPORT WY
008	602800	0005	9/13/04	\$325,000	1720	0	7	1960	4	13347	N	N	4109 163RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	220350	0515	9/20/04	\$420,000	1800	0	7	1999	3	14027	N	N	15085 SE 44TH ST
008	132405	9132	8/17/04	\$376,000	1980	0	7	1998	3	26136	N	N	16410 SE 43RD ST
008	132405	9054	10/17/03	\$324,000	980	220	8	1954	4	27465	Y	N	16609 SE 43RD ST
008	221170	0115	5/14/04	\$425,000	1010	530	8	1980	3	17800	N	N	4500 164TH AV SE
008	942950	0005	6/16/04	\$420,000	1090	1090	8	1960	4	28435	N	N	16404 SE NEWPORT WY
008	260000	0560	3/18/03	\$375,000	1110	900	8	1978	4	9611	N	N	13416 SE 52ND ST
008	226840	0050	7/29/03	\$338,450	1180	760	8	1976	3	27262	N	N	12902 SE 48TH PL
008	934691	0260	6/26/03	\$320,000	1230	910	8	1974	4	7500	N	N	15108 SE 47TH ST
008	942950	0160	5/22/03	\$344,500	1240	720	8	1976	3	16150	N	N	4120 165TH PL SE
008	337790	0085	5/1/04	\$769,900	1250	1060	8	1958	4	39000	Y	N	5207 146TH AV SE
008	177760	0650	7/8/04	\$350,000	1250	1250	8	1966	4	13525	N	N	15613 SE 43RD ST
008	345990	0155	3/24/04	\$560,000	1250	1250	8	1955	4	17800	Y	N	14560 SE 51ST ST
008	168791	0010	7/3/03	\$354,950	1270	530	8	1985	3	9049	N	N	16328 SE 48TH ST
008	214132	0390	9/14/04	\$375,000	1290	860	8	1976	4	7451	N	N	15132 SE 48TH DR
008	785660	1370	12/22/03	\$380,000	1300	750	8	1972	4	11300	N	N	4582 144TH AV SE
008	168791	0370	5/29/03	\$335,000	1300	470	8	1985	3	12248	N	N	16335 SE 48TH ST
008	142405	9060	5/27/03	\$235,000	1300	0	8	1965	4	23958	N	N	16320 SE 44TH WY
008	260011	0560	8/3/04	\$449,000	1310	1000	8	1980	4	10232	N	N	5618 140TH PL SE
008	259220	0150	6/10/04	\$425,000	1310	1030	8	1982	3	9550	N	N	6025 145TH PL SE
008	785560	0790	9/8/04	\$574,950	1320	1100	8	1962	4	9500	Y	N	4325 134TH PL SE
008	934692	0480	6/24/03	\$365,000	1330	1360	8	1978	3	10434	N	N	15308 SE 46TH WY
008	214132	0260	6/7/04	\$421,000	1340	620	8	1977	4	9123	N	N	15210 SE 48TH DR
008	260001	0600	5/8/03	\$357,500	1340	890	8	1982	3	10005	N	N	13200 SE 49TH ST
008	168790	0390	7/13/04	\$377,950	1350	260	8	1983	4	8569	N	N	4628 162ND AV SE
008	607050	0060	10/21/03	\$359,250	1350	850	8	1955	3	37032	N	N	16005 SE 42ND PL
008	785657	0110	6/5/04	\$433,000	1370	980	8	1980	3	14300	N	N	5210 HIGHLAND DR SE
008	214133	0220	4/24/03	\$356,000	1370	430	8	1978	4	8370	N	N	4902 159TH PL SE
008	214132	0220	7/23/03	\$380,000	1370	1240	8	1976	4	7236	N	N	4848 152ND PL SE
008	884990	0050	11/4/03	\$350,800	1380	920	8	1969	4	16424	N	N	16435 SE 42ND PL
008	162405	9257	3/24/04	\$379,000	1390	0	8	1969	4	15681	N	N	12805 SE 44TH PL
008	785560	0770	5/11/04	\$600,000	1390	1330	8	1990	3	11750	Y	N	4339 134TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785560	0530	7/7/04	\$550,000	1400	1210	8	1961	4	9532	Y	N	13434 SE 43RD ST
008	345942	0020	3/23/04	\$462,500	1400	1360	8	1994	3	9886	N	N	4425 152ND PL SE
008	934691	0490	8/14/03	\$329,950	1400	750	8	1974	4	12000	N	N	15153 SE 46TH WY
008	785670	0250	7/11/03	\$376,000	1410	650	8	1969	4	9300	N	N	14625 SE 45TH ST
008	785580	1140	9/3/03	\$457,500	1410	1200	8	1963	4	8800	Y	N	4539 132ND AV SE
008	344700	0030	7/29/04	\$289,750	1410	0	8	1965	4	11995	N	N	15934 SE 41ST PL
008	934698	0110	6/15/04	\$349,950	1410	770	8	1977	3	6700	N	N	15734 SE 45TH CT
008	934697	0030	8/27/03	\$347,500	1410	1330	8	1977	4	7200	N	N	15914 SE 46TH WY
008	214132	0280	11/17/04	\$460,000	1420	1370	8	1977	5	9846	N	N	4814 152ND PL SE
008	226840	0260	12/16/03	\$375,000	1420	820	8	1976	4	10912	N	N	4943 131ST PL SE
008	934690	0210	6/10/04	\$389,800	1430	810	8	1972	3	10450	N	N	4660 151ST CT SE
008	934692	0310	9/5/03	\$354,000	1430	480	8	1975	4	8433	N	N	4607 159TH AV SE
008	260000	0670	2/13/03	\$375,000	1430	1300	8	1978	4	9035	N	N	13219 SE 52ND PL
008	785670	0150	10/28/03	\$340,000	1430	720	8	1967	4	8300	N	N	14606 SE 46TH ST
008	785580	0330	4/28/04	\$514,000	1430	1330	8	1966	4	8870	Y	N	4501 SOMERSET DR SE
008	260000	0640	11/6/03	\$351,000	1430	1300	8	1978	4	8500	N	N	13214 SE 52ND PL
008	226840	0100	9/23/04	\$440,000	1440	710	8	1976	4	10662	N	N	4827 130TH AV SE
008	168791	0100	5/16/03	\$390,000	1440	620	8	1983	3	8470	N	N	16224 SE 48TH ST
008	168790	0060	1/10/03	\$365,000	1440	490	8	1983	3	8567	N	N	4607 163RD CT SE
008	856280	0570	10/24/03	\$330,000	1440	570	8	1972	4	7800	N	N	14913 SE 46TH PL
008	934691	0090	4/7/04	\$411,485	1450	780	8	1973	4	8250	N	N	15031 SE 47TH PL
008	272350	0080	6/16/04	\$439,000	1450	700	8	1960	4	13492	N	N	12820 SE 45TH PL
008	934691	0050	10/15/04	\$371,000	1450	780	8	1973	3	7150	N	N	15001 SE 47TH PL
008	934691	0330	12/3/03	\$381,000	1450	730	8	1973	4	8367	N	N	15021 SE 47TH ST
008	856280	0610	6/28/04	\$360,000	1450	1100	8	1972	4	8900	N	N	14810 SE 46TH PL
008	934694	0050	9/1/04	\$405,000	1460	480	8	1976	5	8250	N	N	15811 SE 47TH PL
008	602800	0015	9/19/03	\$330,000	1460	750	8	1964	4	15502	N	N	16209 SE NEWPORT WY
008	785670	1070	3/6/03	\$375,000	1460	780	8	1972	4	10900	N	N	14506 SE 45TH PL
008	345943	0070	11/10/03	\$349,000	1460	1000	8	1979	4	12574	N	N	15343 SE 43RD PL
008	607050	0050	8/10/04	\$417,080	1470	1470	8	1965	4	31180	N	N	4231 161ST AV SE
008	785670	0690	6/4/03	\$345,000	1480	370	8	1970	4	8400	N	N	14517 SE 45TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	177760	0030	4/8/03	\$318,000	1480	750	8	1966	4	9625	N	N	15628 SE 42ND PL
008	934690	0100	7/26/04	\$403,950	1490	620	8	1972	4	7250	N	N	4685 150TH PL SE
008	785560	0020	7/26/04	\$472,000	1490	710	8	1969	4	11604	Y	N	4238 135TH AV SE
008	785580	0200	8/20/03	\$537,950	1490	1390	8	1966	4	8800	Y	N	13314 SE 44TH PL
008	785655	0600	8/6/04	\$427,000	1490	520	8	1979	4	8200	N	N	14309 SE 49TH ST
008	856280	0630	6/11/04	\$355,000	1490	440	8	1973	4	8800	N	N	14802 SE 46TH PL
008	785580	1600	3/18/04	\$545,000	1490	1200	8	1989	3	13713	Y	N	4700 133RD AV SE
008	226840	0070	10/21/03	\$348,700	1490	730	8	1976	3	22459	N	N	12913 SE 48TH PL
008	934693	0170	9/3/03	\$375,000	1490	900	8	1976	4	8400	N	N	15850 SE 47TH ST
008	934691	0400	8/3/04	\$417,000	1500	640	8	1974	3	8800	N	N	15130 SE 47TH PL
008	934690	0040	7/8/03	\$369,000	1500	640	8	1973	4	9750	N	N	4651 150TH PL SE
008	955270	0220	4/22/03	\$395,250	1500	310	8	1983	3	11686	N	N	14449 SE 63RD ST
008	785660	1230	11/24/03	\$345,000	1500	0	8	1971	3	10500	N	N	4442 144TH AV SE
008	785670	0740	1/23/03	\$350,000	1500	900	8	1972	4	9900	N	N	4405 145TH AV SE
008	856280	0370	4/16/03	\$300,000	1500	750	8	1972	4	8050	N	N	14915 SE 47TH CT
008	785660	0630	7/23/04	\$480,000	1510	590	8	1968	4	9100	N	N	14116 SE 45TH PL
008	214132	0210	8/12/04	\$489,000	1510	1300	8	1976	4	7443	N	N	4854 152ND PL SE
008	785670	1060	5/26/04	\$442,577	1510	800	8	1969	4	9100	N	N	14512 SE 45TH PL
008	785660	0560	4/11/03	\$400,500	1510	640	8	1968	4	10800	N	N	4520 142ND PL SE
008	934691	0110	6/30/03	\$350,000	1510	1050	8	1973	3	8250	N	N	15117 SE 47TH PL
008	177760	0160	1/15/04	\$356,000	1510	1500	8	1966	4	11011	N	N	15644 SE 42ND CT
008	214130	0360	6/7/04	\$456,900	1520	680	8	1976	5	16100	Y	N	4961 145TH AV SE
008	955270	0990	11/19/03	\$370,000	1520	410	8	1986	3	8001	N	N	13925 SE 61ST PL
008	785500	0040	11/19/04	\$495,000	1530	1140	8	1970	4	10700	N	N	13614 SE 43RD ST
008	785560	0690	7/6/04	\$500,000	1530	840	8	1961	4	8800	Y	N	13437 SE 43RD ST
008	260011	0380	10/22/04	\$452,000	1530	790	8	1980	4	8757	Y	N	5720 141ST PL SE
008	168790	0020	9/17/04	\$410,000	1530	530	8	1984	3	8795	N	N	16316 SE 46TH WY
008	785580	1450	12/29/03	\$407,500	1530	660	8	1973	4	8400	Y	N	4670 132ND AV SE
008	856280	0220	2/4/03	\$319,000	1530	780	8	1973	4	12150	N	N	4761 149TH AV SE
008	785580	1620	2/10/03	\$385,000	1530	460	8	1976	4	8470	Y	N	4630 133RD AV SE
008	785660	0860	4/2/04	\$450,000	1540	810	8	1969	3	8400	N	N	4439 144TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	167200	0070	8/31/04	\$425,000	1540	870	8	1969	4	9545	N	N	4268 133RD AV SE
008	934691	0410	4/22/03	\$370,000	1540	600	8	1973	4	7750	N	N	15122 SE 47TH ST
008	785661	0120	5/22/03	\$393,750	1550	770	8	1976	3	8800	N	N	14011 SE 46TH ST
008	934691	0230	6/26/03	\$340,000	1550	870	8	1973	4	7150	N	N	4651 152ND PL SE
008	214130	0450	5/13/03	\$420,000	1550	1030	8	1976	4	9716	Y	N	14603 SE 49TH ST
008	259220	0180	4/10/03	\$355,000	1550	440	8	1981	3	10655	N	N	6121 145TH PL SE
008	934697	0090	4/8/04	\$400,000	1560	670	8	1976	3	12688	N	N	15808 SE 46TH WY
008	785670	0860	8/25/04	\$452,000	1560	1200	8	1972	4	9500	N	N	4525 145TH AV SE
008	934698	0100	3/24/04	\$360,000	1560	830	8	1977	4	8020	N	N	15740 SE 45TH CT
008	345940	0290	8/6/04	\$350,000	1560	770	8	1973	4	9872	N	N	15315 SE 44TH PL
008	152405	9112	7/3/03	\$309,500	1570	0	8	1964	4	8630	N	N	13311 NEWPORT WY
008	785580	1370	6/24/03	\$554,000	1580	1600	8	1968	4	8400	Y	N	4631 133RD AV SE
008	934696	0260	5/11/04	\$427,000	1580	780	8	1977	4	8736	N	N	4626 159TH AV SE
008	934696	0060	5/26/04	\$419,000	1580	750	8	1977	4	10301	N	N	4655 159TH AV SE
008	785580	0640	3/12/03	\$570,000	1580	1520	8	1965	4	8400	Y	N	4545 SOMERSET DR SE
008	856280	0510	4/2/03	\$330,000	1580	390	8	1972	4	7950	N	N	14906 SE 46TH CT
008	780546	0120	10/8/04	\$531,000	1590	610	8	1987	3	9238	N	N	17238 SE 47TH PL
008	221170	0415	4/5/04	\$391,000	1590	0	8	1967	4	21453	N	N	16521 SE 45TH ST
008	177760	0790	6/25/04	\$452,000	1590	830	8	1965	4	11500	N	N	15805 SE 43RD PL
008	785580	1000	1/14/03	\$522,500	1590	1400	8	1977	4	11750	N	N	13240 SE 43RD PL
008	785580	1510	1/9/03	\$457,000	1590	1040	8	1974	5	8880	Y	N	4624 132ND AV SE
008	785500	0170	11/20/03	\$552,000	1590	1300	8	1960	4	9300	Y	N	4429 136TH PL SE
008	856280	0600	11/24/03	\$316,500	1590	720	8	1972	4	8350	N	N	4640 149TH AV SE
008	346160	0140	1/20/03	\$342,800	1590	860	8	1976	4	8323	Y	N	15607 SE 43RD PL
008	785670	0070	5/8/03	\$403,700	1600	560	8	1967	3	8200	N	N	14708 SE 45TH PL
008	345941	0060	11/15/04	\$400,000	1600	280	8	1974	3	10680	N	N	4433 155TH AV SE
008	934693	0240	7/29/04	\$381,000	1600	0	8	1976	5	8927	N	N	15808 SE 47TH ST
008	260011	0190	8/7/03	\$404,900	1600	1070	8	1980	4	9926	N	N	5914 142ND PL SE
008	162405	9182	10/10/04	\$380,000	1600	900	8	1974	4	13068	N	N	12907 SE 44TH PL
008	177760	0600	7/25/03	\$401,500	1600	1600	8	1968	3	10125	N	N	15620 SE 43RD ST
008	934694	0030	9/15/03	\$355,000	1600	790	8	1976	4	10000	N	N	4741 158TH AV SE

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008	221170	0260	4/3/03	\$310,500	1600	0	8	1968	3	17633	N	N	4544 167TH AV SE
008	785580	0950	9/29/03	\$420,000	1600	1450	8	1967	4	9852	Y	N	13300 SE 43RD PL
008	785530	0190	5/12/04	\$505,000	1600	450	8	1965	4	8350	Y	N	4572 137TH AV SE
008	259220	1710	4/24/03	\$380,000	1600	1030	8	1981	3	9051	Y	N	5913 143RD PL SE
008	260010	0490	12/21/04	\$430,000	1610	440	8	1977	4	9041	N	N	5620 135TH PL SE
008	260010	0020	4/20/04	\$440,000	1610	840	8	1977	4	8757	N	N	5609 135TH PL SE
008	260011	0830	5/11/04	\$408,600	1610	440	8	1979	4	9341	N	N	5921 138TH PL SE
008	785560	0590	9/20/04	\$594,000	1610	1300	8	1962	4	9350	Y	N	13410 SE 43RD PL
008	785670	0170	9/11/03	\$410,000	1610	1170	8	1970	3	8800	N	N	4550 146TH AV SE
008	214130	0160	2/4/03	\$429,900	1610	1540	8	1977	4	10070	Y	N	14610 SE 49TH ST
008	517580	0031	3/14/04	\$313,500	1610	320	8	1979	4	7893	N	N	4159 158TH AV SE
008	177760	0190	5/18/04	\$351,600	1610	1510	8	1967	4	10516	N	N	15620 SE 42ND CT
008	785580	0830	3/9/04	\$405,000	1620	0	8	1967	4	8802	N	N	4518 132ND AV SE
008	214130	0260	5/7/04	\$432,000	1620	1090	8	1976	4	9401	N	N	14405 SE 49TH ST
008	785580	0960	9/15/03	\$485,000	1620	1400	8	1963	4	10920	Y	N	13268 SE 43RD PL
008	168790	0620	12/15/04	\$374,950	1620	0	8	1983	3	8522	N	N	16319 SE 46TH WY
008	214130	0280	9/2/04	\$370,000	1620	920	8	1976	4	9680	N	N	14419 SE 49TH ST
008	259220	0030	2/18/03	\$386,950	1620	1300	8	1981	3	9370	Y	N	14245 SE 60TH ST
008	260012	0310	2/26/03	\$393,000	1630	510	8	1983	3	9568	N	N	13405 SE 59TH ST
008	934690	0360	7/14/04	\$402,500	1640	960	8	1973	4	7494	N	N	15043 SE 46TH WY
008	785580	1762	5/13/04	\$462,500	1640	1000	8	1977	4	14551	N	N	4747 132ND AV SE
008	785670	1080	4/26/04	\$440,000	1640	1100	8	1969	4	8400	N	N	4538 145TH AV SE
008	260010	0370	8/7/03	\$359,950	1640	1150	8	1977	3	8793	N	N	13503 SE 57TH ST
008	259220	0440	1/2/04	\$479,000	1650	310	8	1984	3	10469	N	N	6133 147TH AV SE
008	214133	0450	5/20/03	\$425,000	1650	920	8	1978	4	7500	N	N	4843 158TH PL SE
008	785660	0430	6/17/03	\$415,000	1650	810	8	1968	3	11800	N	N	4468 141ST PL SE
008	345940	0070	4/17/04	\$412,735	1650	1590	8	1974	4	12101	N	N	4519 153RD AV SE
008	785660	1200	5/12/04	\$589,950	1660	900	8	1978	4	11700	Y	N	4424 144TH AV SE
008	785500	0510	4/9/03	\$533,500	1660	1660	8	1961	4	8570	Y	N	4425 137TH AV SE
008	934692	0370	4/12/04	\$409,000	1660	950	8	1976	4	6930	N	N	15921 SE 46TH WY
008	785670	0390	3/3/04	\$356,000	1660	0	8	1967	4	8900	N	N	14720 SE 45TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260010	0410	6/17/03	\$358,300	1660	1170	8	1977	4	9852	N	N	13521 SE 57TH ST
008	785670	0500	8/22/03	\$309,950	1660	0	8	1967	3	9000	N	N	14703 SE 45TH PL
008	934691	0040	9/15/04	\$420,000	1670	800	8	1973	4	11050	N	N	4727 150TH PL SE
008	214134	0080	4/27/04	\$481,500	1670	890	8	1979	4	31358	Y	N	15341 SE 49TH PL
008	346030	0150	9/17/03	\$605,000	1670	1670	8	1958	4	20700	Y	N	5313 153RD AV SE
008	345940	0040	4/8/04	\$427,680	1670	900	8	1974	4	11181	Y	N	4439 153RD AV SE
008	785580	1360	5/30/03	\$531,500	1680	1600	8	1968	4	8400	Y	N	4623 133RD AV SE
008	785500	0210	7/12/03	\$588,000	1680	1560	8	1960	4	9930	Y	N	4339 136TH PL SE
008	934692	0470	1/15/04	\$404,900	1680	1040	8	1976	5	10324	N	N	15314 SE 46TH WY
008	785660	0600	8/18/04	\$392,000	1690	0	8	1968	4	9900	N	N	14170 SE 45TH PL
008	549520	0080	8/6/03	\$420,000	1690	1310	8	1966	4	10600	N	N	16216 SE 42ND CT
008	167200	0160	9/9/03	\$450,000	1690	1330	8	1969	4	11087	N	N	4265 133RD AV SE
008	785661	0480	5/19/03	\$403,500	1690	520	8	1976	4	8800	N	N	14104 SE 46TH ST
008	168790	0540	11/2/04	\$452,950	1700	670	8	1981	4	7973	N	N	16203 SE 46TH PL
008	214131	0610	4/15/04	\$417,000	1700	840	8	1977	4	10681	N	N	15234 SE 49TH ST
008	785661	0430	9/25/04	\$518,000	1700	800	8	1976	3	8697	Y	N	14033 SOMERSET BL SE
008	955270	0130	9/17/04	\$412,000	1710	0	8	1987	3	8341	N	N	14209 SE 63RD ST
008	785500	0110	12/5/03	\$550,000	1720	1720	8	1961	4	10000	Y	N	13620 SE 43RD PL
008	785664	0390	6/16/04	\$512,000	1720	1610	8	1978	4	10790	N	N	13900 SE 42ND PL
008	785670	0440	7/31/03	\$340,000	1720	0	8	1967	4	8300	N	N	14720 SE 46TH ST
008	785661	0400	2/25/04	\$535,000	1720	970	8	1976	4	8370	Y	N	14015 SOMERSET BL SE
008	259220	0990	10/27/04	\$457,000	1730	520	8	1983	3	10143	N	N	6126 147TH PL SE
008	785540	0500	5/3/03	\$531,000	1730	1000	8	1969	4	8650	Y	N	13901 SOMERSET LN
008	111570	0090	7/15/03	\$360,000	1730	0	8	1976	4	9105	N	N	12931 SE 44TH CT
008	260000	0340	7/15/03	\$395,000	1730	520	8	1977	3	10744	N	N	13406 SE 53RD ST
008	214130	0590	6/30/03	\$384,900	1730	900	8	1976	4	9855	Y	N	15011 SE 49TH ST
008	856280	0290	4/21/03	\$308,000	1730	0	8	1970	3	9080	N	N	14930 SE 47TH PL
008	785642	0010	4/12/03	\$432,000	1740	1500	8	1976	4	10637	N	N	4207 136TH PL SE
008	259220	0020	9/8/03	\$450,000	1740	1600	8	1985	3	9917	N	N	14225 SE 60TH ST
008	785670	0650	3/5/04	\$272,500	1740	0	8	1967	3	8410	N	N	14503 SE 46TH ST
008	259222	0410	3/1/04	\$469,500	1750	0	8	1987	3	13123	N	N	6306 151ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260011	0360	5/28/04	\$447,700	1750	620	8	1980	4	9948	N	N	5802 141ST PL SE
008	177760	0150	10/25/04	\$392,000	1760	750	8	1966	4	10364	N	N	4205 158TH AV SE
008	785530	0230	12/31/03	\$630,000	1760	1400	8	1962	4	10192	Y	N	4547 138TH AV SE
008	785580	1560	8/19/03	\$465,000	1760	1200	8	1974	3	10873	Y	N	4734 133RD AV SE
008	785670	0950	6/2/03	\$357,400	1760	750	8	1970	4	9700	N	N	4443 146TH AV SE
008	162405	9290	5/9/03	\$352,950	1760	970	8	1978	4	10454	N	N	4624 130TH PL SE
008	785670	0840	4/29/04	\$440,000	1790	1100	8	1971	4	9500	N	N	4509 145TH AV SE
008	260004	0080	2/12/03	\$315,000	1790	0	8	1985	3	10265	N	N	13277 SE 54TH PL
008	214133	0570	10/14/04	\$409,900	1800	0	8	1977	3	7500	N	N	15828 SE 49TH ST
008	932361	0400	12/18/03	\$475,000	1800	680	8	1979	4	12543	Y	N	5202 137TH PL SE
008	214133	0360	12/19/03	\$363,000	1810	0	8	1978	4	8290	N	N	4816 158TH AV SE
008	177760	0060	8/6/04	\$365,000	1810	200	8	1976	4	10000	N	N	15604 SE 42ND PL
008	214132	0060	6/30/04	\$335,000	1820	0	8	1976	4	6818	N	N	4841 151ST PL SE
008	785580	0250	3/3/03	\$427,500	1830	480	8	1964	4	11950	Y	N	4408 134TH PL SE
008	344700	0140	7/19/04	\$430,000	1850	1090	8	1974	4	15552	N	N	15945 SE 41ST PL
008	214132	0180	8/13/03	\$319,000	1850	0	8	1977	4	7769	N	N	4861 152ND PL SE
008	162405	9319	11/19/04	\$410,000	1860	0	8	1989	3	7567	N	N	4351 130TH PL SE
008	785580	0410	5/6/03	\$420,000	1860	1400	8	1963	3	9350	Y	N	13300 SE 46TH ST
008	162405	9319	4/23/04	\$342,000	1860	0	8	1989	3	7567	N	N	4351 130TH PL SE
008	177760	0900	12/10/04	\$481,355	1870	1000	8	1968	4	8995	N	N	15812 SE 43RD PL
008	142405	9048	9/23/03	\$357,450	1870	0	8	1968	3	16988	N	N	4530 160TH PL SE
008	260003	0210	8/18/03	\$369,500	1880	0	8	1984	3	10032	N	N	13345 SE 55TH PL
008	259220	0920	4/9/04	\$425,000	1880	500	8	1983	3	8871	N	N	14752 SE 63RD ST
008	260011	0580	10/22/03	\$427,000	1890	960	8	1979	4	11550	N	N	5606 140TH PL SE
008	549520	0040	6/10/03	\$382,500	1890	1600	8	1957	3	23400	N	N	16121 SE 42ND PL
008	934691	0190	10/18/04	\$470,000	1900	1580	8	1974	4	8250	N	N	4662 152ND AV SE
008	785580	0400	6/11/04	\$565,000	1900	0	8	1967	4	8700	Y	N	13310 SE 46TH ST
008	226840	0160	9/19/03	\$331,000	1940	0	8	1976	3	9145	N	N	13021 SE 49TH ST
008	344700	0040	6/11/03	\$339,000	1950	580	8	1966	4	12392	N	N	15928 SE 41ST PL
008	785656	0210	5/13/03	\$384,500	1950	590	8	1979	5	10000	N	N	14201 SE 51ST ST
008	934693	0220	5/25/04	\$399,950	1960	0	8	1976	4	8300	N	N	15818 SE 47TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260010	0210	6/3/03	\$335,000	1970	0	8	1978	4	8623	N	N	13214 SE 57TH ST
008	260000	0400	1/28/03	\$375,500	1970	0	8	1977	4	10325	N	N	13401 SE 52ND ST
008	260004	0040	8/5/03	\$350,000	1990	0	8	1984	3	9230	N	N	13237 SE 54TH PL
008	785655	0680	5/22/03	\$361,725	1990	0	8	1979	3	8400	N	N	14300 SE 49TH ST
008	934698	0150	3/17/04	\$388,000	2000	0	8	1977	4	7350	N	N	4550 157TH AV SE
008	602800	0255	6/8/04	\$545,000	2020	1190	8	1986	3	12360	N	N	4106 163RD AV SE
008	259220	0160	12/12/03	\$460,000	2020	1180	8	1982	3	9882	N	N	6105 145TH PL SE
008	955270	0810	7/21/04	\$538,000	2030	710	8	1983	3	11452	N	N	6001 142ND PL SE
008	785500	0280	3/31/04	\$538,900	2030	440	8	1961	4	9600	Y	N	4350 136TH PL SE
008	214133	0210	8/18/04	\$399,950	2040	0	8	1978	4	8200	N	N	4904 159TH PL SE
008	345990	0280	6/14/04	\$495,000	2040	0	8	1954	4	18000	Y	N	14542 SE 50TH ST
008	260003	0120	9/1/04	\$450,000	2050	0	8	1984	3	13532	N	N	13215 SE 55TH PL
008	785660	1190	5/2/03	\$535,000	2060	700	8	1972	4	12019	Y	N	4412 144TH AV SE
008	162405	9316	8/3/04	\$470,000	2070	0	8	1987	4	9300	N	N	4554 130TH AV SE
008	785500	0530	5/25/04	\$620,000	2070	1610	8	1966	4	13150	Y	N	13705 SE 44TH ST
008	934694	0180	2/5/03	\$332,000	2070	0	8	1976	4	8250	N	N	4669 159TH AV SE
008	260004	0070	10/20/04	\$429,000	2080	0	8	1984	3	9075	N	N	13267 SE 54TH PL
008	168790	0120	9/15/03	\$380,000	2080	0	8	1980	3	7975	N	N	16126 SE 46TH WY
008	942950	0185	6/25/03	\$415,000	2080	0	8	2003	3	11083	N	N	16723 SE NEWPORT WY
008	177760	0480	3/22/04	\$415,000	2090	1200	8	1968	4	15247	N	N	15938 SE 43RD ST
008	785660	0150	7/25/03	\$435,000	2120	0	8	1968	4	10300	N	N	4462 142ND AV SE
008	932361	0220	6/17/04	\$430,000	2120	0	8	1981	4	8950	N	N	13810 SE 52ND PL
008	259221	0040	6/19/03	\$395,000	2130	0	8	1984	3	8313	N	N	15022 SE 63RD ST
008	345942	0160	3/15/04	\$440,000	2130	1050	8	1983	3	13480	N	N	4505 152ND LN SE
008	214131	0600	7/21/04	\$449,500	2140	0	8	1977	4	10364	N	N	15240 SE 49TH ST
008	345990	0350	5/9/03	\$545,000	2150	1880	8	1954	4	15200	Y	N	15011 SE 51ST ST
008	260002	0140	12/6/04	\$475,000	2160	0	8	1982	3	10950	N	N	13809 SE 51ST PL
008	221170	0010	3/18/03	\$405,000	2160	0	8	1986	3	15980	N	N	16711 SE 46TH ST
008	934810	0130	8/21/03	\$420,000	2160	310	8	1984	4	9632	N	N	15720 SE 45TH PL
008	168790	0170	9/8/04	\$519,000	2170	0	8	1983	4	8240	Y	N	16002 SE 46TH WY
008	346160	0090	2/27/04	\$346,000	2180	0	8	1974	3	9486	N	N	4338 157TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	162405	9295	6/25/03	\$359,150	2180	0	8	1979	4	11643	N	N	4609 130TH AV SE
008	260012	0300	9/15/03	\$350,000	2180	0	8	1984	3	8130	N	N	13401 SE 59TH ST
008	214134	0180	10/2/03	\$399,950	2190	0	8	1982	4	7725	N	N	15303 SE 49TH ST
008	259222	0290	11/24/03	\$480,000	2220	0	8	1986	3	7258	N	N	6314 150TH AV SE
008	177760	0320	9/3/03	\$349,900	2220	0	8	1978	3	10350	N	N	4215 159TH AV SE
008	214130	0270	5/16/03	\$319,000	2220	0	8	1974	4	9800	N	N	14411 SE 49TH ST
008	785590	0050	4/14/03	\$430,450	2220	0	8	1968	4	9885	Y	N	14009 SE 44TH PL
008	259220	0880	6/25/04	\$490,000	2230	860	8	1983	3	8050	Y	N	14753 SE 63RD ST
008	934700	0070	8/30/04	\$447,000	2230	0	8	1993	3	7372	N	N	15715 SE 44TH PL
008	785590	0020	6/14/04	\$641,000	2240	300	8	1968	4	9100	Y	N	14021 SE 44TH PL
008	259222	0180	6/25/03	\$535,000	2260	910	8	1987	3	8582	Y	N	15015 SE 64TH ST
008	168791	0040	6/13/03	\$388,000	2260	0	8	1984	3	8784	N	N	4726 163RD CT SE
008	168791	0110	7/15/03	\$395,000	2260	0	8	1983	4	10284	N	N	4730 162ND CT SE
008	168791	0190	9/17/03	\$386,000	2270	0	8	1986	3	9802	N	N	4705 161ST AV SE
008	780546	0130	7/29/04	\$562,000	2280	0	8	1987	3	18875	N	N	17226 SE 47TH PL
008	934696	0010	12/28/04	\$430,000	2280	0	8	1978	4	9120	N	N	4625 159TH AV SE
008	934696	0040	5/4/04	\$415,000	2280	0	8	1977	4	9120	N	N	4643 159TH AV SE
008	517580	0021	5/27/03	\$318,000	2290	0	8	1983	3	15209	N	N	4169 158TH AV SE
008	177760	0090	11/25/03	\$335,000	2300	630	8	1978	4	10676	N	N	15605 SE NEWPORT WY
008	934690	0070	9/24/04	\$350,000	2310	0	8	1973	4	11350	N	N	4669 150TH PL SE
008	934691	0430	6/30/04	\$425,000	2330	0	8	1974	4	7800	N	N	15106 SE 47TH PL
008	260001	0370	4/1/04	\$410,000	2330	0	8	1981	3	10100	N	N	13217 SE 51ST PL
008	955270	0460	7/22/04	\$542,000	2340	960	8	1986	3	12121	Y	N	14305 SE 61ST ST
008	214132	0190	4/14/04	\$412,000	2350	0	8	1976	4	9115	N	N	4865 152ND PL SE
008	934692	0130	4/29/04	\$414,950	2350	0	8	1975	5	8081	N	N	4620 154TH PL SE
008	785560	0120	4/5/04	\$425,050	2360	640	8	1976	4	10400	N	N	13414 SE 42ND PL
008	780546	0150	10/15/03	\$442,000	2420	0	8	1987	3	11791	N	N	17235 SE 47TH PL
008	111540	0100	8/19/03	\$437,700	2420	0	8	1986	3	12425	N	N	13063 SE 47TH PL
008	326059	0040	7/12/04	\$486,877	2420	0	8	2004	3	6117	Y	N	4472 162ND CT SE
008	326059	0010	6/10/04	\$449,386	2420	0	8	2004	3	6141	Y	N	4490 162ND CT SE
008	345990	0242	3/30/04	\$500,000	2460	0	8	1985	4	15400	N	N	4921 151ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	326059	0080	6/11/04	\$501,218	2460	0	8	2004	3	8299	Y	N	4471 162ND CT SE
008	934700	0010	7/11/03	\$428,750	2470	0	8	1992	3	7410	N	N	15772 SE 44TH PL
008	785530	0270	8/12/04	\$739,000	2500	0	8	1961	4	9351	Y	N	4515 138TH AV SE
008	111540	0060	8/13/04	\$529,950	2500	0	8	1986	4	8038	N	N	13056 SE 47TH PL
008	785656	0010	9/7/04	\$475,000	2510	0	8	1979	3	8700	N	N	5045 HIGHLAND DR SE
008	168790	0230	8/25/04	\$387,000	2510	0	8	1980	3	8261	N	N	4631 161ST AV SE
008	260011	0070	7/3/03	\$460,000	2530	0	8	1979	5	9860	N	N	13921 SE 60TH ST
008	162405	9342	8/28/03	\$594,800	2540	890	8	2003	3	12967	N	N	4701 130TH AV SE
008	111540	0050	7/6/04	\$480,000	2550	0	8	1986	3	8886	N	N	13052 SE 47TH PL
008	326059	0110	6/1/04	\$474,950	2560	0	8	2004	3	7352	N	N	4489 162ND CT SE
008	162405	9344	2/27/03	\$470,523	2580	0	8	2003	3	11103	N	N	4709 130TH AV SE
008	162405	9343	4/17/03	\$459,800	2580	0	8	2003	3	19789	N	N	4705 130TH AV SE
008	162405	9345	1/14/03	\$459,800	2580	0	8	2003	3	10615	N	N	4711 130TH AV SE
008	785656	0030	3/3/03	\$408,000	2590	0	8	1979	3	9000	N	N	14212 SE 51ST ST
008	259220	0900	1/26/04	\$475,000	2610	0	8	1983	3	8327	Y	N	14769 SE 63RD ST
008	260011	0090	11/24/04	\$515,000	2620	0	8	1979	4	10740	N	N	13929 SE 60TH ST
008	260011	0090	7/14/03	\$375,000	2620	0	8	1979	4	10740	N	N	13929 SE 60TH ST
008	326059	0100	5/24/04	\$499,738	2630	0	8	2004	3	8395	Y	N	4483 162ND CT SE
008	934696	0240	6/4/04	\$452,200	2710	0	8	1977	4	8304	N	N	15916 SE 46TH PL
008	259220	0870	4/15/04	\$464,000	2760	0	8	1983	3	8612	N	N	14747 SE 63RD ST
008	260011	0800	5/10/04	\$530,500	2770	0	8	1979	4	19454	N	N	5905 138TH PL SE
008	260011	0660	7/6/04	\$459,000	2770	0	8	1979	4	9003	N	N	5723 140TH PL SE
008	260011	0800	8/26/03	\$350,000	2770	0	8	1979	4	19454	N	N	5905 138TH PL SE
008	260012	0040	9/22/03	\$385,000	2780	0	8	1980	3	10160	N	N	13630 SE 59TH ST
008	168790	0100	7/18/03	\$395,000	2790	0	8	1980	3	7350	N	N	16200 SE 46TH WY
008	260000	0320	12/17/03	\$465,000	2820	0	8	1977	4	10450	N	N	13416 SE 53RD ST
008	259221	0830	8/20/03	\$481,000	2820	0	8	1985	3	12228	N	N	5923 149TH AV SE
008	326059	0090	8/4/04	\$505,476	2820	0	8	2004	3	8186	Y	N	4479 162ND CT SE
008	260001	0605	6/17/03	\$538,180	2840	560	8	2003	3	10005	N	N	13208 SE 49TH ST
008	168790	0510	4/17/03	\$390,000	2910	0	8	1981	3	8266	N	N	16105 SE 46TH PL
008	259220	0700	6/1/04	\$579,000	3020	0	8	1991	3	8344	N	N	14723 SE 63RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	142405	9030	3/5/04	\$524,950	3040	0	8	2003	3	7955	N	N	4603 164TH AV SE
008	142405	9152	12/23/03	\$515,950	3041	0	8	2003	3	7720	N	N	4599 164TH AV SE
008	162405	9074	1/7/03	\$512,800	3050	0	8	2002	3	6673	N	N	4719 130TH AV SE
008	785500	0325	11/21/03	\$580,000	3080	0	8	1961	4	13130	Y	N	4398 SOMERSET BL SE
008	785500	0325	11/20/03	\$480,000	3080	0	8	1961	4	13130	Y	N	4398 SOMERSET BL SE
008	142405	9153	12/15/03	\$529,950	3300	0	8	2003	3	7877	N	N	4601 164TH AV SE
008	162405	9341	2/7/03	\$537,800	3390	0	8	2002	3	7755	N	N	4721 130TH AV SE
008	955270	1040	6/17/04	\$539,950	3400	0	8	1984	3	8001	N	N	14019 SE 61ST PL
008	142405	9116	10/21/04	\$580,000	3480	0	8	1975	4	9116	N	N	15715 SE 44TH ST
008	162405	9149	3/23/04	\$899,000	4790	0	8	1988	3	20908	Y	N	4552 130TH PL SE
008	162405	9303	11/29/04	\$399,000	1260	360	9	1980	4	11200	N	N	12822 SE 47TH PL
008	140400	0090	12/3/03	\$410,000	1400	930	9	1968	3	15096	Y	N	16435 SE 44TH PL
008	214131	0230	4/7/04	\$425,000	1410	1360	9	1977	4	15500	N	N	5122 155TH PL SE
008	345960	0280	3/3/03	\$448,000	1430	1370	9	1978	4	9500	N	N	14620 SE 47TH PL
008	785662	0760	6/2/04	\$400,000	1430	1130	9	1978	4	9100	N	N	4664 144TH PL SE
008	214130	0010	7/21/04	\$399,950	1460	460	9	1975	4	9800	N	N	15020 SE 49TH ST
008	785662	0300	8/27/04	\$483,000	1470	1400	9	1978	4	9500	N	N	4617 144TH PL SE
008	259221	0900	7/14/03	\$493,000	1470	1030	9	1983	3	24923	Y	N	14812 SE 62ND CT
008	932361	0060	1/8/04	\$486,500	1490	1190	9	1979	4	7990	Y	N	5336 HIGHLAND DR SE
008	785661	0140	8/21/03	\$475,000	1500	700	9	1976	3	10700	N	N	4613 141ST CT SE
008	932360	0280	9/16/04	\$560,000	1510	1500	9	1979	3	9600	Y	N	5715 138TH PL SE
008	785640	0280	9/10/04	\$635,000	1510	1200	9	1973	3	9450	Y	N	4640 SOMERSET PL SE
008	214131	0530	8/7/03	\$462,000	1520	900	9	1978	4	9603	Y	N	4837 155TH AV SE
008	260000	0080	7/28/03	\$463,000	1530	1510	9	1978	4	10500	N	N	5401 134TH AV SE
008	785580	0990	1/2/03	\$406,000	1550	310	9	1974	4	12350	N	N	13250 SE 43RD PL
008	259220	1280	10/8/03	\$447,000	1550	1190	9	1982	4	11200	N	N	5820 146TH PL SE
008	785655	0410	7/14/04	\$468,000	1560	610	9	1979	4	15000	N	N	14100 SE 50TH ST
008	337790	0200	7/9/03	\$700,000	1570	1570	9	1957	3	36750	Y	N	14845 SE 55TH ST
008	785600	0010	7/16/03	\$524,000	1590	1240	9	1969	4	8721	Y	N	4509 141ST AV SE
008	932361	0430	6/18/03	\$490,000	1590	1300	9	1979	4	14615	N	N	5205 137TH PL SE
008	259220	0290	2/13/03	\$500,000	1610	1420	9	1981	3	10961	Y	N	14543 SE 60TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	345990	0105	4/15/03	\$464,900	1620	1550	9	1978	3	24327	Y	N	15028 SE 51ST ST
008	142405	9093	4/16/04	\$435,000	1620	750	9	1989	3	20658	Y	N	4506 160TH PL SE
008	322451	0080	5/1/03	\$480,000	1640	1330	9	1979	4	23781	N	N	15455 SE 47TH PL
008	132405	9141	6/11/03	\$460,000	1640	940	9	1988	3	26161	Y	N	16619 SE 43RD ST
008	785657	0060	4/15/04	\$415,000	1640	440	9	1980	4	8837	N	N	5255 HIGHLAND DR
008	932360	0590	2/27/04	\$435,000	1640	1460	9	1979	3	13114	N	N	5415 136TH PL SE
008	214131	0290	7/18/03	\$493,200	1650	1420	9	1977	3	13138	Y	N	5014 156TH AV SE
008	346030	0290	7/9/03	\$610,000	1660	1270	9	1995	3	19432	N	N	5408 153RD PL SE
008	260001	0050	2/12/03	\$446,000	1660	800	9	1979	4	11800	Y	N	13313 SE 51ST ST
008	785662	0480	7/21/04	\$490,000	1670	830	9	1978	4	11200	N	N	14359 SE 47TH PL
008	785640	0200	7/15/03	\$768,000	1670	1500	9	1969	4	9350	Y	N	4639 SOMERSET AV SE
008	785540	0050	3/20/03	\$775,000	1680	1130	9	1998	3	10352	Y	N	4401 138TH AV SE
008	214131	0830	6/21/04	\$488,000	1690	740	9	1978	4	12784	N	N	15222 SE 48TH DR
008	785500	0420	3/2/04	\$750,000	1720	700	9	1974	4	9460	Y	N	4460 SOMERSET BL SE
008	214130	0470	8/25/04	\$490,000	1720	1150	9	1976	4	9785	Y	N	14623 SE 49TH ST
008	322451	0050	4/1/04	\$513,500	1730	890	9	1979	3	8271	Y	N	15435 SE 47TH PL
008	214134	0160	7/28/04	\$445,000	1730	600	9	1979	3	10507	N	N	15328 SE 49TH PL
008	785540	0240	7/21/04	\$611,100	1730	1600	9	1965	4	8640	Y	N	4429 139TH AV SE
008	259220	1530	7/18/03	\$475,500	1730	1080	9	1982	3	10341	Y	N	5975 145TH AV SE
008	368590	0070	3/14/03	\$459,000	1750	1150	9	1976	4	15600	Y	N	4429 167TH PL SE
008	259753	0370	2/7/03	\$525,000	1760	1430	9	1995	3	11017	N	N	6717 155TH PL SE
008	214133	0120	5/10/04	\$422,060	1770	720	9	1978	4	10500	N	N	15835 SE 50TH ST
008	785662	0360	6/17/03	\$505,000	1800	1800	9	1978	4	8929	N	N	4618 143RD AV SE
008	322450	0110	2/20/04	\$522,500	1820	800	9	1978	4	14770	Y	N	4748 153RD AV SE
008	932360	0340	5/22/03	\$430,000	1820	780	9	1979	4	10112	N	N	5650 137TH AV SE
008	896550	0730	6/2/04	\$775,000	1830	1090	9	1986	4	18830	Y	N	4464 170TH AV SE
008	785640	0260	6/7/04	\$758,000	1830	750	9	1973	4	8350	Y	N	4710 SOMERSET PL SE
008	785657	0160	9/24/03	\$499,000	1830	1110	9	1980	4	15300	N	N	14211 SE 52ND PL
008	345941	0440	9/22/04	\$570,000	1850	1660	9	1978	5	9723	N	N	15412 SE 44TH PL
008	785540	0080	4/30/04	\$750,000	1860	1860	9	1962	4	10194	Y	N	13920 SE 44TH PL
008	785655	0610	6/23/03	\$490,000	1860	1790	9	1979	4	18100	N	N	14315 SE 49TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	345960	0520	4/13/04	\$565,000	1890	990	9	1978	4	14078	Y	N	4730 147TH PL SE
008	214133	0040	5/28/04	\$450,000	1890	850	9	1979	4	14700	Y	N	5027 157TH AV SE
008	214134	0020	2/13/04	\$432,500	1890	1060	9	1979	4	7728	N	N	15305 SE 49TH PL
008	955270	0420	6/10/03	\$420,000	1890	980	9	1986	3	10237	Y	N	6102 142ND AV SE
008	322450	0220	9/24/04	\$645,000	1910	1240	9	1979	4	12697	Y	N	4730 154TH PL SE
008	785655	0110	6/15/04	\$438,000	1910	340	9	1979	3	19000	N	N	14106 SE 49TH PL
008	785600	0070	4/8/03	\$450,000	1920	0	9	1968	4	11000	N	N	4510 141ST PL SE
008	214130	0420	5/27/04	\$490,000	1920	930	9	1976	4	14800	Y	N	4904 145TH AV SE
008	785664	0060	6/15/04	\$609,100	1920	1630	9	1982	4	21306	Y	N	13817 SE 42ND PL
008	785520	0110	8/13/03	\$540,000	1980	1010	9	1965	4	8400	Y	N	13710 SOMERSET BL SE
008	780546	0110	4/27/04	\$519,000	1990	0	9	1987	3	8552	N	N	4711 173RD AV SE
008	322451	0260	6/7/04	\$520,000	1990	1130	9	1980	4	10633	Y	N	4743 155TH PL SE
008	322451	0260	5/15/03	\$460,000	1990	1130	9	1980	4	10633	Y	N	4743 155TH PL SE
008	259220	0570	9/22/03	\$419,000	2000	680	9	1981	4	8353	N	N	6210 146TH PL SE
008	345960	0430	6/5/03	\$575,000	2010	960	9	1978	4	13500	Y	N	4757 146TH PL SE
008	345990	0305	1/8/04	\$610,000	2010	1510	9	1978	3	19354	Y	N	5101 145TH PL SE
008	259746	0130	11/5/03	\$691,950	2020	2000	9	1985	3	9450	Y	N	14755 SE 56TH ST
008	785540	0790	11/17/03	\$685,000	2040	2040	9	1963	4	9425	Y	N	4511 140TH AV SE
008	132405	9121	9/25/03	\$436,500	2050	400	9	1984	3	20329	Y	N	17106 SE 43RD ST
008	162405	9245	5/4/04	\$630,000	2060	1270	9	1993	3	14810	N	N	13020 SE 45TH CT
008	345941	0410	10/7/04	\$541,000	2070	960	9	1986	3	10251	N	N	15506 SE 44TH PL
008	214133	0490	8/19/04	\$425,200	2090	0	9	1978	4	8100	N	N	4848 158TH PL SE
008	259751	0330	4/17/03	\$370,000	2110	0	9	1989	3	9024	N	N	14710 SE 65TH ST
008	260014	0390	8/12/04	\$560,000	2130	720	9	1989	3	9523	N	N	6330 141ST AV SE
008	785500	0460	8/18/03	\$800,000	2140	1800	9	1967	4	9671	Y	N	4461 137TH AV SE
008	260014	0120	8/3/04	\$633,000	2140	1000	9	1989	3	9058	N	N	6333 141ST AV SE
008	214133	0100	4/7/04	\$585,000	2150	980	9	1978	4	19247	N	N	15819 SE 50TH ST
008	214134	0040	2/20/03	\$365,000	2150	0	9	1979	4	15304	N	N	15317 SE 49TH PL
008	785580	0180	6/15/04	\$560,000	2160	0	9	1968	4	10950	N	N	13300 SE 44TH PL
008	214131	0060	12/22/03	\$420,000	2170	620	9	1978	4	8579	Y	N	15517 SE 49TH ST
008	260014	0560	9/23/03	\$553,700	2180	1400	9	1989	3	12765	N	N	6222 139TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785662	0260	6/2/03	\$520,000	2200	1330	9	1982	4	13800	N	N	4600 144TH PL SE
008	214133	0470	8/26/03	\$381,000	2200	0	9	1978	4	7500	N	N	4855 158TH PL SE
008	780546	0010	8/4/03	\$505,000	2200	700	9	1987	3	15288	N	N	17125 SE 47TH ST
008	259220	1450	3/7/03	\$544,500	2210	1620	9	1982	3	16665	Y	N	5849 145TH PL SE
008	214133	0810	1/9/04	\$440,000	2210	800	9	1979	4	12036	N	N	15528 SE 48TH ST
008	345960	0590	6/10/03	\$396,000	2220	0	9	1978	4	13000	N	N	4644 147TH PL SE
008	896550	0010	6/11/03	\$459,850	2230	0	9	1986	3	9770	N	N	16801 SE 46TH ST
008	780546	0030	6/23/03	\$460,500	2250	0	9	1987	3	10171	N	N	17211 SE 47TH ST
008	259745	0110	10/8/03	\$625,000	2270	1320	9	1981	4	12405	Y	N	5830 145TH PL SE
008	785540	0460	7/12/04	\$665,000	2270	2000	9	1963	4	8170	Y	N	4465 140TH AV SE
008	162405	9330	6/12/03	\$455,000	2270	0	9	2000	3	6572	N	N	12935 SE 47TH PL
008	259220	1670	7/15/03	\$587,000	2280	1090	9	1981	3	9860	Y	N	5811 143RD PL SE
008	785662	0230	3/3/03	\$376,000	2280	0	9	1978	4	11500	N	N	4614 144TH PL SE
008	413966	0180	6/26/03	\$724,850	2300	2180	9	1996	3	16460	N	N	5592 159TH PL SE
008	345975	0090	12/2/04	\$535,000	2310	0	9	1989	3	9440	Y	N	15535 SE 43RD PL
008	214131	0670	1/9/03	\$467,500	2310	530	9	1978	4	17139	N	N	15309 SE 48TH DR
008	259752	0790	4/7/04	\$442,500	2310	0	9	1988	3	11993	N	N	6514 151ST PL SE
008	785662	0690	10/14/03	\$429,000	2320	0	9	1980	4	10700	N	N	4667 144TH PL SE
008	260014	0090	7/9/04	\$543,000	2350	0	9	1988	3	10714	N	N	14063 SE 63RD ST
008	785657	0250	6/12/03	\$388,000	2350	0	9	1979	3	9100	N	N	14204 SE 52ND PL
008	896550	0070	8/4/04	\$537,000	2360	0	9	1984	3	10744	N	N	16925 SE 47TH ST
008	785657	0150	4/14/04	\$440,000	2370	0	9	1981	4	15512	N	N	14209 SE 52ND PL
008	345975	0100	7/28/04	\$518,500	2380	0	9	1989	3	9027	Y	N	15541 SE 43RD PL
008	260013	0530	12/5/03	\$443,000	2380	0	9	1986	3	11325	N	N	6393 138TH PL SE
008	260013	0440	3/17/04	\$525,000	2390	0	9	1989	3	11925	N	N	6352 138TH PL SE
008	260014	0080	9/19/03	\$525,000	2390	0	9	1988	4	11770	N	N	14059 SE 63RD ST
008	260000	0470	8/13/04	\$690,900	2400	2200	9	1977	4	20350	Y	N	13533 SE 52ND ST
008	259752	0040	2/4/04	\$475,000	2420	0	9	1989	3	11387	N	N	14919 SE 66TH ST
008	221170	0335	4/28/03	\$470,000	2420	0	9	1989	3	19922	N	N	16514 SE 46TH ST
008	260013	0210	6/15/04	\$450,000	2420	0	9	1985	3	11434	N	N	6179 139TH PL SE
008	259746	0200	9/10/03	\$541,500	2440	0	9	1985	3	10270	Y	N	14720 SE 56TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	214131	0320	8/26/04	\$587,000	2450	980	9	1979	3	11066	Y	N	4920 156TH AV SE
008	413941	0240	8/6/03	\$508,000	2450	0	9	1998	3	13032	N	N	5031 165TH PL SE
008	785655	0180	8/11/04	\$620,000	2460	0	9	1979	3	9300	N	N	4801 140TH PL SE
008	896550	0250	7/2/04	\$545,000	2470	0	9	1983	3	9535	N	N	4540 169TH AV SE
008	259752	0670	3/25/03	\$490,000	2490	0	9	1989	3	11474	N	N	15054 SE 65TH ST
008	259752	0400	6/11/03	\$480,000	2500	0	9	1989	3	9372	N	N	6578 150TH PL SE
008	322451	0130	9/7/04	\$551,000	2510	0	9	1980	3	16403	Y	N	4732 155TH PL SE
008	955270	0600	5/19/03	\$465,000	2510	470	9	1982	3	8184	N	N	6122 144TH PL SE
008	785662	0310	8/20/03	\$437,400	2520	0	9	1978	4	9500	N	N	4625 144TH PL SE
008	414093	0010	12/7/04	\$587,000	2530	0	9	2002	3	6737	N	N	4492 163RD PL SE
008	259752	0510	6/23/04	\$515,000	2530	0	9	1989	3	13424	N	N	14908 SE 66TH ST
008	260014	0130	10/21/04	\$568,000	2540	0	9	1991	3	9560	N	N	6355 141ST AV SE
008	345975	0080	11/10/03	\$490,600	2540	0	9	1989	3	11016	Y	N	15531 SE 43RD PL
008	896540	0010	9/15/04	\$640,000	2550	0	9	1990	3	13458	N	N	4967 165TH PL SE
008	955270	0430	8/13/03	\$520,000	2550	730	9	1983	3	14416	Y	N	14295 SE 61ST ST
008	896545	0090	9/16/03	\$549,950	2560	0	9	1993	3	9936	N	N	16450 SE 48TH PL
008	896550	0220	6/19/03	\$519,000	2560	0	9	1983	3	9983	N	N	16914 SE 47TH ST
008	780546	0790	6/7/04	\$645,000	2570	840	9	1987	3	20089	N	N	4633 172ND AV SE
008	260013	0420	8/18/04	\$566,000	2580	0	9	1987	3	9900	N	N	6372 138TH PL SE
008	162405	9339	3/25/04	\$560,000	2580	0	9	2000	3	9495	N	N	4632 130TH AV SE
008	177760	0460	7/8/04	\$544,000	2580	0	9	2004	3	9542	N	N	4220 160TH AV SE
008	221170	0155	4/28/03	\$600,000	2600	350	9	1984	3	17118	N	N	4440 167TH AV SE
008	780546	0730	8/24/04	\$603,000	2620	0	9	1987	3	12122	N	N	17206 SE 46TH ST
008	259221	0110	8/13/03	\$580,000	2630	1230	9	1984	3	8222	N	N	14905 SE 61ST CT
008	259753	1200	5/6/03	\$478,000	2640	0	9	1995	3	9380	Y	N	15406 SE 66TH PL
008	259751	0050	6/11/04	\$483,000	2640	0	9	1988	3	11834	N	N	14610 SE 66TH ST
008	183698	0200	8/14/03	\$439,500	2640	0	9	1999	3	6179	N	N	16109 SE 45TH CT
008	260013	0160	10/11/04	\$481,000	2660	670	9	1987	3	12391	N	N	6119 139TH PL SE
008	414093	0130	10/22/04	\$620,000	2680	0	9	2001	3	6232	N	N	4479 163RD PL SE
008	322451	0250	10/14/03	\$480,000	2680	0	9	1982	3	12015	Y	N	4733 155TH PL SE
008	414093	0020	6/24/03	\$459,000	2680	0	9	2001	3	6459	N	N	4486 163RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	932360	0480	9/7/04	\$767,000	2710	1300	9	1979	4	9061	Y	N	5555 HIGHLAND DR
008	183698	0160	11/10/04	\$565,000	2710	0	9	1999	3	4499	N	N	16124 SE 45TH CT
008	259220	1340	8/24/04	\$532,500	2710	0	9	1980	4	11823	N	N	5929 146TH PL SE
008	259221	0300	9/16/03	\$498,000	2710	0	9	1984	3	12177	N	N	14948 SE 60TH ST
008	183698	0130	3/6/03	\$470,000	2710	0	9	1999	3	6382	N	N	16148 SE 45TH CT
008	183698	0090	7/21/03	\$443,000	2738	0	9	2000	3	4500	N	N	16113 SE 45TH ST
008	414093	0060	3/22/04	\$655,000	2750	0	9	2001	3	13196	Y	N	4456 163RD PL SE
008	414093	0140	12/20/04	\$625,000	2750	0	9	2001	3	7059	N	N	4485 163RD PL SE
008	414093	0060	4/24/03	\$630,000	2750	0	9	2001	3	13196	Y	N	4456 163RD PL SE
008	259753	1210	12/27/04	\$599,000	2760	0	9	1993	3	9958	Y	N	15404 SE 66TH PL
008	780546	0250	11/12/04	\$627,000	2780	0	9	1987	3	10833	N	N	4662 172ND PL SE
008	260014	0490	5/9/03	\$512,000	2780	0	9	1989	3	9019	N	N	6321 139TH PL SE
008	260013	0040	9/27/04	\$595,000	2790	0	9	1987	3	11397	N	N	6184 139TH PL SE
008	259751	0100	2/12/04	\$486,000	2790	0	9	1988	3	11118	N	N	14703 SE 66TH ST
008	414093	0080	1/29/03	\$552,000	2790	0	9	2001	3	11506	Y	N	4451 163RD PL SE
008	259751	0110	12/3/03	\$473,048	2800	0	9	1988	3	9143	N	N	14711 SE 66TH ST
008	750270	0020	8/20/03	\$545,000	2800	0	9	1998	3	9211	N	N	15025 SE 54TH PL
008	183698	0110	7/7/04	\$550,000	2817	0	9	2000	3	4988	N	N	16125 SE 45TH ST
008	750270	0180	5/20/03	\$545,000	2820	0	9	1999	3	9235	N	N	15110 SE 54TH PL
008	259751	0140	8/26/03	\$436,457	2830	0	9	1988	3	16206	N	N	14735 SE 66TH ST
008	259752	0530	11/12/03	\$490,000	2840	0	9	1989	3	13142	N	N	14842 SE 66TH ST
008	259221	0280	11/11/03	\$489,961	2840	0	9	1984	3	17747	N	N	14955 SE 60TH ST
008	259752	0720	9/21/04	\$540,000	2900	0	9	1989	3	9525	N	N	6522 152ND AV SE
008	345941	0300	3/25/03	\$401,000	2910	0	9	1976	3	12358	N	N	4438 156TH PL SE
008	183698	0260	9/10/04	\$520,000	2920	0	9	1999	3	4886	N	N	16145 SE 45TH CT
008	183698	0150	6/16/03	\$435,000	2920	0	9	1999	3	4500	N	N	16130 SE 45TH CT
008	345941	0040	8/18/03	\$427,950	2930	0	9	1973	4	10394	N	N	4417 155TH AV SE
008	259745	0720	4/4/03	\$690,600	2940	1130	9	1989	3	17055	Y	N	5607 145TH AV SE
008	368590	0080	12/2/04	\$500,000	2940	600	9	1978	3	16700	N	N	4426 167TH PL SE
008	259751	0230	1/28/03	\$465,000	2940	0	9	1989	3	16521	N	N	6525 148TH AV SE
008	322450	0090	7/14/03	\$510,000	2960	840	9	1988	3	16542	Y	N	4757 153RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	183698	0120	8/24/04	\$558,000	2965	0	9	2000	3	4606	N	N	16131 SE 45TH ST
008	183698	0120	10/20/03	\$550,000	2965	0	9	2000	3	4606	N	N	16131 SE 45TH ST
008	259221	0080	3/16/04	\$503,000	2970	0	9	1988	3	9633	Y	N	6120 149TH AV SE
008	259221	0610	6/22/04	\$560,000	3000	0	9	1985	3	18509	Y	N	5725 149TH AV SE
008	896545	0220	4/17/03	\$524,888	3010	0	9	1993	3	7942	N	N	16550 SE 48TH PL
008	260013	0100	8/31/04	\$587,500	3070	0	9	1987	3	10844	N	N	6112 139TH PL SE
008	942950	0187	6/17/04	\$575,000	3100	0	9	2002	3	6644	N	N	16721 SE NEWPORT WY
008	942950	0187	12/28/04	\$560,000	3100	0	9	2002	3	6644	N	N	16721 SE NEWPORT WY
008	896540	0090	6/22/04	\$625,000	3130	0	9	1989	3	15830	N	N	5063 165TH PL SE
008	259752	0010	5/3/04	\$549,000	3130	0	9	1989	3	10504	N	N	14827 SE 66TH ST
008	183698	0190	7/28/03	\$440,000	3135	0	9	1999	3	4599	N	N	16105 SE 45TH CT
008	259753	0380	8/20/03	\$558,000	3150	0	9	1993	3	10693	N	N	6712 156TH AV SE
008	259752	0480	7/9/04	\$545,000	3150	0	9	1989	3	10278	N	N	6577 150TH PL SE
008	607050	0005	4/7/03	\$542,500	3150	0	9	2003	3	19300	N	N	16155 SE 43RD ST
008	750270	0150	9/17/03	\$580,000	3210	390	9	1999	3	9701	N	N	15152 SE 54TH PL
008	413966	0350	8/28/03	\$639,000	3270	0	9	1995	3	18017	N	N	15898 SE 58TH ST
008	259220	0200	8/10/04	\$799,000	3330	1400	9	1981	5	13663	N	N	6140 145TH PL SE
008	183698	0040	7/1/03	\$473,000	3360	0	9	1999	3	6314	N	N	4512 162ND WY SE
008	414093	0090	4/10/03	\$548,990	3400	0	9	2002	3	10784	N	N	4455 163RD PL SE
008	896541	0100	8/13/03	\$661,500	3406	0	9	1995	3	14357	N	N	16427 SE 48TH CT
008	259220	1630	1/16/03	\$648,000	3415	390	9	1981	5	18646	Y	N	5709 143RD PL SE
008	232405	9075	8/23/04	\$635,000	3480	0	9	1992	3	18152	N	N	5111 165TH PL SE
008	413966	0440	5/13/04	\$855,000	3599	1141	9	1996	3	17909	Y	N	15747 SE 58TH PL
008	896541	0050	8/24/04	\$727,000	3610	0	9	1997	3	9900	N	N	16740 SE 48TH CT
008	413966	0090	11/1/04	\$800,000	3630	0	9	1995	3	13227	N	N	15803 SE 58TH ST
008	413966	0320	5/11/04	\$730,000	3630	0	9	1995	3	17566	N	N	15853 SE 56TH PL
008	785661	0010	5/9/03	\$730,000	3630	710	9	1976	4	13487	Y	N	4630 139TH AV SE
008	785540	0270	8/28/03	\$673,000	3660	0	9	1964	4	11100	Y	N	4474 139TH AV SE
008	259753	0120	1/17/03	\$537,000	3750	0	9	1991	3	15012	N	N	6518 153RD PL SE
008	259745	0230	8/22/03	\$635,000	1370	830	10	1983	5	13679	Y	N	5610 145TH AV SE
008	259745	0690	9/3/04	\$669,500	1640	1700	10	1983	4	15006	Y	N	14425 SE 56TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	260002	0400	7/8/04	\$552,000	1740	600	10	1982	4	12250	N	N	4901 136TH PL SE
008	808102	0380	8/8/03	\$750,000	1760	1590	10	1995	3	11688	Y	N	15477 SE 58TH ST
008	260002	0410	5/10/04	\$665,000	1770	1560	10	1981	4	10850	Y	N	4907 136TH PL SE
008	259745	0080	9/29/04	\$595,000	1800	1080	10	1983	3	12847	Y	N	5817 145TH PL SE
008	785666	0110	10/6/03	\$660,000	1970	1350	10	1977	4	13874	Y	N	14028 SE 44TH ST
008	785641	0300	8/13/03	\$672,500	2050	1700	10	1972	4	14500	Y	N	4735 134TH PL SE
008	896550	0630	7/2/03	\$855,000	2080	1850	10	1985	3	15797	Y	N	4414 173RD AV SE
008	780545	0270	2/19/04	\$790,000	2150	1230	10	1983	3	12915	Y	N	4636 177TH AV SE
008	185475	0050	7/25/03	\$660,000	2170	2170	10	1999	3	8307	Y	N	4524 160TH AV SE
008	808104	0080	11/26/03	\$960,000	2260	1660	10	1996	3	17036	Y	N	15461 SE 60TH PL
008	413940	0460	6/14/04	\$581,000	2270	0	10	1992	3	9694	N	N	4767 172ND CT SE
008	808103	0010	11/17/04	\$610,000	2300	0	10	1989	3	13447	N	N	6290 155TH PL SE
008	413940	0820	11/16/04	\$610,000	2320	0	10	1991	3	12318	N	N	4799 171ST AV SE
008	785600	0170	8/5/04	\$668,000	2390	620	10	1991	3	9700	Y	N	14007 SE 45TH CT
008	260002	0050	9/22/04	\$730,000	2470	1100	10	1984	3	10050	Y	N	13523 SE 50TH PL
008	615495	0050	3/5/03	\$453,770	2470	0	10	1985	4	9467	N	N	4453 156TH PL SE
008	750450	0080	8/23/04	\$905,000	2480	1640	10	2000	3	11050	Y	N	17232 SE 43RD ST
008	259745	0410	7/29/04	\$796,709	2490	1130	10	1984	4	14715	Y	N	5310 143RD AV SE
008	322451	0160	6/6/03	\$608,000	2500	1250	10	1982	3	16894	Y	N	4708 155TH PL SE
008	780546	0430	9/30/04	\$635,000	2510	0	10	1985	3	11393	N	N	17237 SE 46TH ST
008	259221	0380	4/28/04	\$505,000	2520	0	10	1984	3	20207	Y	N	5906 149TH AV SE
008	037830	0050	4/30/04	\$667,000	2540	660	10	1999	3	12197	N	N	4410 160TH AV SE
008	780545	0730	7/26/04	\$599,950	2570	0	10	1983	3	14878	Y	N	4678 174TH CT SE
008	413940	0530	10/9/03	\$561,500	2570	0	10	1991	3	8582	N	N	4728 171ST AV SE
008	413940	0930	7/14/04	\$550,000	2580	0	10	1992	3	8852	N	N	17124 SE 48TH CT
008	413960	0050	4/29/03	\$483,000	2580	0	10	1995	3	14858	N	N	6124 158TH AV SE
008	413940	0280	6/28/04	\$540,000	2590	0	10	1992	3	8444	N	N	17121 SE 47TH PL
008	932361	0540	6/7/04	\$695,000	2610	1210	10	1984	3	12635	Y	N	13613 SE 54TH PL
008	808103	0360	7/31/03	\$520,000	2640	0	10	1989	3	12390	N	N	6215 155TH PL SE
008	413960	0020	8/27/04	\$573,000	2650	0	10	1992	3	12781	N	N	15846 SE 62ND ST
008	785580	0160	10/19/04	\$730,000	2710	1000	10	1985	3	8735	Y	N	13325 SE 43RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	413940	0680	4/9/03	\$555,000	2730	0	10	1993	3	6604	N	N	16846 SE 47TH WY
008	259753	0810	12/23/03	\$495,000	2740	0	10	1991	3	10758	N	N	6711 156TH AV SE
008	896550	0550	6/18/04	\$647,000	2750	0	10	1984	3	10579	N	N	4524 173RD AV SE
008	785650	0210	4/20/04	\$725,000	2760	920	10	1977	4	15673	Y	N	13916 SE 47TH ST
008	785650	0210	4/30/04	\$725,000	2760	920	10	1977	4	15673	Y	N	13916 SE 47TH ST
008	259753	0940	11/22/04	\$718,000	2770	1670	10	1991	3	10182	Y	N	15421 SE 67TH PL
008	259753	0480	10/1/04	\$580,000	2770	0	10	1994	3	11866	N	N	6652 156TH AV SE
008	162405	9240	3/5/04	\$558,777	2770	0	10	2003	3	13000	N	N	4428 FACTORIA BL SE
008	259753	0540	9/24/03	\$559,000	2780	910	10	1994	3	11262	N	N	6518 156TH AV SE
008	259753	0700	4/9/03	\$491,000	2780	0	10	1991	3	10271	N	N	15568 SE 67TH PL
008	780545	0860	7/21/04	\$640,000	2790	0	10	1984	3	10135	N	N	4685 174TH AV SE
008	259752	0430	1/28/03	\$500,000	2800	0	10	1989	3	12353	N	N	6572 150TH PL SE
008	162405	9109	4/29/04	\$569,000	2800	0	10	2003	3	11400	N	N	4436 FACTORIA BL SE
008	808103	0370	5/21/04	\$630,000	2810	0	10	1990	3	11236	N	N	6237 155TH PL SE
008	896550	0890	1/1/03	\$570,000	2810	0	10	1984	3	9924	Y	N	4461 170TH AV SE
008	808950	0110	8/31/03	\$775,000	2820	1220	10	1995	3	12900	Y	N	6509 153RD AV SE
008	750270	0130	3/4/03	\$620,000	2830	310	10	2000	3	10114	N	N	15182 SE 54TH PL
008	896550	0380	12/5/03	\$480,000	2860	0	10	1983	3	10676	N	N	4518 169TH AV SE
008	785540	0730	11/22/04	\$755,000	2870	850	10	1966	4	10360	Y	N	4456 140TH AV SE
008	896540	0210	10/1/04	\$635,000	2880	0	10	1989	3	9750	N	N	16614 SE 50TH PL
008	896540	0320	5/19/04	\$580,000	2890	0	10	1989	3	10750	N	N	16731 SE 49TH ST
008	896550	0570	2/17/04	\$574,000	2890	0	10	1985	3	11935	N	N	17303 SE 45TH ST
008	413940	0800	5/20/04	\$632,500	2900	0	10	1992	3	7861	N	N	4783 171ST AV SE
008	785664	0320	10/25/04	\$575,000	2900	0	10	1986	3	13389	N	N	13815 SE 42ND ST
008	037830	0010	10/12/04	\$800,000	2910	1580	10	2000	3	8202	N	N	4448 160TH AV SE
008	259753	0450	6/11/03	\$519,500	2910	0	10	1994	3	9532	N	N	6674 156TH AV SE
008	259752	0740	1/5/04	\$517,000	2910	0	10	1989	3	11854	N	N	6534 152ND AV SE
008	780546	0640	3/19/03	\$565,000	2920	0	10	1987	3	10178	Y	N	17512 SE 46TH ST
008	808102	0080	7/18/03	\$638,000	2930	0	10	1989	3	8955	Y	N	15248 SE 58TH ST
008	259753	0800	6/23/04	\$579,000	2940	0	10	1991	3	11041	N	N	6707 156TH AV SE
008	259221	0820	5/21/04	\$620,000	2940	0	10	1985	3	22614	N	N	5840 146TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259753	0310	9/17/03	\$569,900	2950	0	10	1992	3	13498	N	N	15455 SE 67TH ST
008	132405	9156	11/30/04	\$649,000	2950	850	10	2002	3	23740	N	N	16433 SE 43RD ST
008	132405	9156	7/24/03	\$590,500	2950	850	10	2002	3	23740	N	N	16433 SE 43RD ST
008	785650	0060	10/4/04	\$646,000	2970	0	10	1980	4	12729	Y	N	13933 SE 47TH ST
008	259746	0100	7/9/04	\$616,000	2980	0	10	1986	3	9450	Y	N	14725 SE 56TH ST
008	808951	0230	6/8/04	\$826,000	3030	1170	10	1998	3	11763	N	N	6540 156TH AV SE
008	259752	0290	2/23/04	\$518,950	3030	0	10	1988	3	9282	N	N	6598 151ST PL SE
008	259752	0130	5/7/04	\$565,000	3040	0	10	1989	3	17130	N	N	15137 SE 66TH ST
008	896550	0530	3/27/03	\$632,750	3050	1000	10	1987	3	11565	N	N	4525 173RD AV SE
008	259752	0780	4/7/03	\$521,000	3070	0	10	1988	3	9424	N	N	6510 151ST PL SE
008	259753	0990	5/3/04	\$805,000	3076	956	10	2001	3	10278	Y	N	15431 SE 6TH PL
008	808951	0240	6/30/04	\$815,000	3080	1100	10	1998	3	11019	N	N	6542 156TH AV SE
008	259753	0960	5/15/03	\$595,000	3080	1030	10	1991	3	9547	Y	N	15425 SE 67TH PL
008	259753	0590	5/11/04	\$649,950	3090	0	10	1992	3	11173	N	N	15540 SE 66TH PL
008	780545	0370	1/7/03	\$640,000	3090	0	10	1984	3	13172	Y	N	17611 SE 46TH PL
008	413940	0080	12/17/03	\$638,000	3110	0	10	1992	3	11787	N	N	17034 SE 47TH CT
008	808951	0190	10/27/04	\$828,000	3110	1300	10	1998	3	12253	N	N	6534 156TH AV SE
008	808950	0080	7/3/03	\$612,000	3110	0	10	1996	3	12487	N	N	6514 153RD AV SE
008	934640	0010	1/20/03	\$622,950	3112	0	10	2000	3	6531	N	N	16047 SE 45TH PL
008	934640	0030	9/17/03	\$622,950	3112	0	10	2000	3	6865	N	N	16095 SE 45TH PL
008	413940	0480	7/24/03	\$630,000	3130	0	10	1991	3	9612	N	N	17136 SE 147TH PL
008	259753	0910	4/14/03	\$510,000	3130	0	10	1992	3	9465	N	N	15442 SE 67TH ST
008	896540	0140	12/17/04	\$666,000	3150	0	10	1989	3	10980	N	N	5016 165TH PL SE
008	259753	1100	1/17/03	\$565,000	3150	0	10	1992	3	10141	Y	N	6608 154TH PL SE
008	242405	9139	6/23/03	\$630,000	3150	720	10	1991	3	33980	N	N	4856 167TH AV SE
008	259752	0330	8/3/04	\$520,000	3150	0	10	1989	3	11548	N	N	6590 151ST PL SE
008	259221	0790	6/1/04	\$631,000	3200	340	10	1984	3	15992	N	N	5835 149TH AV SE
008	259753	0670	7/21/03	\$519,000	3210	0	10	1991	3	9000	N	N	6645 156TH AV SE
008	808951	0180	8/12/04	\$780,000	3230	0	10	1996	3	9885	N	N	6546 156TH AV SE
008	780545	0820	1/15/03	\$561,900	3240	0	10	1983	3	10857	N	N	4672 174TH AV SE
008	932361	0300	6/2/04	\$725,000	3250	0	10	1979	4	11480	Y	N	13815 SE 52ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	345975	0060	8/18/03	\$601,500	3340	480	10	1989	3	7291	Y	N	4335 155TH PL SE
008	808104	0110	11/3/03	\$645,000	3340	0	10	1996	3	15015	Y	N	6071 155TH AV SE
008	345960	0490	6/7/04	\$760,000	3360	1700	10	1978	4	12100	Y	N	4754 146TH PL SE
008	808100	0080	7/19/04	\$825,000	3380	0	10	1987	3	9759	Y	N	15503 SE 55TH PL
008	896540	0230	10/20/03	\$675,000	3400	0	10	1988	3	13740	N	N	16538 SE 50TH PL
008	260002	0260	4/22/03	\$835,000	3470	1570	10	1984	3	14200	Y	N	5019 139TH PL SE
008	037830	0040	6/10/03	\$726,000	3500	0	10	1999	3	12246	N	N	4422 160TH AV SE
008	259753	0580	6/13/03	\$555,000	3520	0	10	1992	3	10994	N	N	15542 SE 66TH PL
008	780545	0410	6/4/03	\$795,000	3540	0	10	1987	3	12842	Y	N	4642 176TH AV SE
008	896550	0490	5/12/03	\$575,000	3540	0	10	1986	3	10649	N	N	17207 SE 45TH ST
008	928600	0220	12/11/03	\$699,950	3540	0	10	1999	3	16416	N	N	5622 153RD AV SE
008	413966	0400	9/20/04	\$729,000	3610	0	10	1997	3	13041	Y	N	15794 SE 58TH PL
008	770145	0140	12/16/04	\$1,010,000	3706	1380	10	1998	3	19034	Y	N	15840 SE 45TH ST
008	770145	0120	5/11/04	\$803,000	3715	0	10	1997	3	9584	Y	N	15823 SE 45TH ST
008	896540	0380	6/24/03	\$569,000	3730	0	10	1990	3	11720	N	N	16770 SE 49TH ST
008	413966	0080	2/20/04	\$830,000	3760	1410	10	1996	3	12799	N	N	5800 158TH AV SE
008	185475	0130	6/20/03	\$700,000	3820	0	10	2001	3	15963	Y	N	4567 160TH AV SE
008	413966	0420	8/6/03	\$800,000	3850	0	10	1997	3	32335	Y	N	15722 SE 58TH PL
008	808103	0240	12/14/04	\$910,000	4080	2260	10	1989	3	20260	Y	N	5820 155TH AV SE
008	928600	0200	10/11/04	\$950,000	4180	890	10	2002	3	17997	Y	N	5670 152ND AV SE
008	785650	0190	4/23/03	\$753,500	1660	1150	11	1977	4	19584	Y	N	13928 SE 47TH ST
008	808101	0420	11/2/04	\$778,000	1950	910	11	1986	3	9734	Y	N	5425 156TH AV SE
008	896551	0130	1/8/03	\$712,500	1950	1040	11	1984	3	12321	Y	N	17509 SE 45TH ST
008	808101	0420	9/24/03	\$720,000	1950	910	11	1986	3	9734	Y	N	5425 156TH AV SE
008	259745	0650	2/24/03	\$730,000	2020	2020	11	1985	3	8009	Y	N	5419 143RD AV SE
008	808104	0010	5/5/04	\$952,800	2430	1930	11	1997	3	12546	Y	N	5923 155TH AVE SE
008	259745	0660	11/1/03	\$905,000	2440	1600	11	1981	3	9528	Y	N	5427 143RD AV SE
008	037830	0020	11/22/04	\$720,000	2540	1460	11	1999	3	8180	N	N	4438 160TH AV SE
008	185475	0060	6/10/04	\$788,000	2560	1770	11	2000	3	8321	Y	N	4518 160TH AV SE
008	808100	0350	9/19/03	\$1,225,000	2680	1650	11	1987	3	17563	Y	N	15352 SE 53RD ST
008	808103	0200	7/15/03	\$1,075,000	2700	2014	11	2002	3	10252	Y	N	5876 155TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	185475	0020	2/25/04	\$650,000	2740	0	11	1999	3	7837	Y	N	4548 160TH AV SE
008	928600	0030	7/12/03	\$790,000	2780	1570	11	2000	3	20731	Y	N	15297 SE 62ND ST
008	259745	0440	5/15/03	\$572,500	2820	1060	11	1983	3	16856	Y	N	5305 143RD AV SE
008	808100	0190	12/2/03	\$775,000	2920	1000	11	1990	3	9840	Y	N	5438 154TH AV SE
008	808100	0260	6/8/04	\$815,000	2950	1280	11	1987	3	11458	Y	N	15410 SE 54TH CT
008	259745	0430	7/21/03	\$660,000	2970	2250	11	1983	3	15081	Y	N	5306 143RD AV SE
008	896552	0170	6/2/04	\$870,000	3020	1000	11	1985	3	19149	Y	N	17659 SE 45TH PL
008	808104	0180	5/11/04	\$710,000	3050	0	11	1997	3	20494	Y	N	6289 155TH AVE SE
008	750450	0060	2/23/04	\$725,000	3080	940	11	2000	3	15100	Y	N	17241 SE 42ND PL
008	808951	0140	1/27/03	\$750,000	3150	0	11	1996	3	13788	N	N	6584 156TH AV SE
008	413966	0210	12/7/04	\$885,000	3160	860	11	1999	3	36804	N	N	5484 159TH PL SE
008	413966	0210	2/6/04	\$849,950	3160	860	11	1999	3	36804	N	N	5484 159TH PL SE
008	259753	1160	10/3/03	\$655,000	3220	0	11	1997	3	13504	Y	N	15414 SE 66TH PL
008	808951	0090	8/3/04	\$939,900	3240	1500	11	1999	3	10967	Y	N	6532 155TH AV SE
008	808102	0390	7/16/04	\$785,000	3260	0	11	1999	3	10012	Y	N	5829 155TH AV SE
008	896550	0870	12/13/04	\$870,000	3350	0	11	1983	3	9625	Y	N	4437 170TH AV SE
008	412850	0150	9/9/03	\$680,000	3400	0	11	1999	3	12698	Y	N	16050 SE 48TH DR
008	412850	0080	3/15/03	\$680,000	3450	0	11	2000	3	12285	N	N	16290 SE 48TH DR
008	412850	0390	6/21/04	\$742,000	3460	0	11	2000	3	10799	N	N	4852 162ND PL SE
008	412850	0200	1/30/04	\$679,900	3460	0	11	1999	3	10351	Y	N	4821 160TH CT SE
008	808103	0270	4/26/04	\$865,000	3490	0	11	1998	3	11502	Y	N	5768 155TH AV SE
008	808103	0180	12/3/04	\$920,000	3510	0	11	1990	3	14740	Y	N	5922 155TH AV SE
008	928600	0370	7/10/03	\$855,000	3510	1170	11	2000	3	13459	N	N	5983 152ND AV SE
008	896552	0220	4/5/04	\$900,000	3520	0	11	1986	3	11339	Y	N	17657 SE 45TH CT
008	412850	0460	7/6/04	\$755,000	3520	0	11	1998	3	8522	N	N	4961 163RD PL SE
008	412850	0440	1/31/03	\$780,000	3520	0	11	1998	3	7944	N	N	4935 163RD PL SE
008	928600	0080	3/13/03	\$919,950	3540	970	11	2001	3	20667	Y	N	5960 152ND AV SE
008	412850	0190	7/21/03	\$705,000	3540	0	11	1999	3	8560	Y	N	15990 SE 48TH DR
008	412850	0430	7/10/03	\$745,000	3560	0	11	1998	3	11206	N	N	4911 163RD PL SE
008	232405	9061	7/30/03	\$1,100,000	3580	1400	11	1988	3	19797	Y	N	5229 153RD CT SE
008	928600	0380	2/26/03	\$849,250	3670	1100	11	2000	3	35945	N	N	6011 152ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	770145	0150	3/26/04	\$720,900	3670	680	11	1992	3	9722	Y	N	15824 SE 45TH ST
008	808100	0270	4/28/04	\$735,000	3720	0	11	1987	3	12435	Y	N	15406 SE 54TH CT
008	896551	0110	8/7/03	\$777,000	3740	0	11	1986	3	10091	Y	N	4504 174TH AV SE
008	928600	0410	1/8/03	\$820,000	3740	1350	11	1998	3	25314	Y	N	6247 152ND AV SE
008	928600	0340	9/5/03	\$889,000	3800	1480	11	1999	3	9996	N	N	5901 152ND AV SE
008	808104	0220	7/2/03	\$1,150,000	3810	1100	11	2003	3	18375	Y	N	6081 155TH PL SE
008	928600	0260	2/12/04	\$951,150	3820	1420	11	2003	3	17519	N	N	5623 152ND AV SE
008	928600	0360	6/16/03	\$900,000	3870	1330	11	1999	3	12062	N	N	5961 152ND AV SE
008	808951	0030	6/18/03	\$865,000	3920	0	11	1998	3	21179	Y	N	6507 155TH AV SE
008	928600	0290	6/11/03	\$945,000	3950	1380	11	2000	3	16473	N	N	5785 152ND AV SE
008	037830	0110	10/2/03	\$700,000	3950	190	11	1999	3	9776	Y	N	4445 160TH AV SE
008	808101	0070	8/30/04	\$988,000	3990	0	11	1991	3	11977	Y	N	15603 SE 54TH ST
008	770145	0010	8/15/03	\$619,400	4010	0	11	1991	3	11001	Y	N	15809 SE 45TH PL
008	808951	0040	7/9/03	\$1,206,104	4050	2000	11	2001	3	28768	Y	N	6511 155TH PL SE
008	928600	0270	5/1/04	\$895,000	4150	1390	11	2002	3	11658	N	N	5651 152ND AV SE
008	808104	0210	6/24/03	\$1,280,980	4220	1490	11	2003	3	16621	Y	N	6057 155TH PL SE
008	928600	0120	4/29/04	\$1,250,000	4230	1520	11	2001	3	20605	Y	N	5905 153RD AV SE
008	808950	0060	7/9/03	\$839,500	4270	240	11	1997	3	22854	N	N	6538 153RD AV SE
008	808951	0050	2/13/03	\$1,100,000	4890	1805	11	2001	3	10246	Y	N	6519 155TH AV SE
008	785664	0500	9/26/03	\$775,000	4930	0	11	1983	3	16800	Y	N	13903 SE 43RD ST
008	808101	0270	2/24/04	\$880,000	2140	1000	12	1987	3	21055	Y	N	15524 SE 53RD PL
008	808102	0340	3/3/04	\$1,180,000	2700	1620	12	1991	3	15235	Y	N	15251 SE 58TH ST
008	259745	0360	7/23/04	\$1,200,000	2810	1830	12	1990	3	12645	Y	N	5406 143RD AV SE
008	808104	0060	1/21/04	\$1,070,000	3120	1260	12	1997	3	29874	Y	N	15431 SE 60TH PL
008	808951	0280	4/9/04	\$1,020,000	3310	1520	12	1996	3	14594	Y	N	6556 156TH AV SE
008	808950	0140	7/8/04	\$805,000	3568	0	12	1996	3	11260	Y	N	6533 153RD AV SE
008	808950	0160	7/23/04	\$826,000	3640	0	12	1995	3	11127	N	N	6549 153RD AV SE
008	808951	0350	8/4/03	\$1,082,500	3670	480	12	1996	3	10005	N	N	6571 156TH AV SE
008	808950	0030	8/7/03	\$835,000	3854	0	12	1996	3	18074	N	N	6574 153RD AV SE
008	808101	0200	8/6/03	\$1,180,000	4680	0	12	1986	3	9002	Y	N	15626 SE 54TH ST

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	038400	0005	12/30/03	\$108,375	QUIT CLAIM DEED
7	038400	0090	5/17/04	\$54,587	QUIT CLAIM DEED; PARTIAL INTEREST
7	038400	0105	1/28/03	\$227,600	RELATED PARTY, FRIEND, OR NEIGHBOR
7	038400	0215	7/6/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	038400	0230	6/10/04	\$185,000	DIAGNOSTIC OUTLIER
7	152405	9052	2/7/03	\$95,592	RELATED PARTY, FRIEND, OR NEIGHBOR
7	152405	9106	7/29/04	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	162405	9326	6/3/03	\$258,500	QUIT CLAIM DEED; RELATED PARTY
7	220050	0040	6/23/04	\$237,500	UNFINISHED AREA
7	220050	0210	7/20/04	\$462,500	IMP COUNT
7	220050	0330	5/21/03	\$229,000	DIAGNOSTIC OUTLIER
7	220150	0420	7/7/04	\$202,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	220150	1065	4/24/03	\$235,000	DIAGNOSTIC OUTLIER
7	220150	1130	6/30/03	\$218,000	DIAGNOSTIC OUTLIER
7	220150	1160	5/1/03	\$225,000	DIAGNOSTIC OUTLIER
7	220250	0090	1/31/03	\$206,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	220250	0165	12/27/04	\$133,213	DOR RATIO
7	220250	0165	3/23/04	\$103,200	QUIT CLAIM DEED; PARTIAL INTEREST
7	220450	0195	3/25/03	\$375,000	IMP COUNT, UNFIN AREA
7	220450	0350	6/15/04	\$180,000	DIAGNOSTIC OUTLIER
7	220450	0450	3/6/03	\$230,000	DIAGNOSTIC OUTLIER
7	220450	0590	12/10/03	\$23,882	QUIT CLAIM DEED
7	220550	0120	9/27/04	\$190,000	PREVIOUS IMP<=10K
7	220550	0290	6/29/04	\$105,437	QUIT CLAIM DEED; PARTIAL INTEREST
7	220570	0180	1/16/03	\$210,000	DIAGNOSTIC OUTLIER
7	220650	0045	10/20/04	\$355,000	DIAGNOSTIC OUTLIER
7	220650	0280	12/1/04	\$282,000	ACTIVE PERMIT BEFORE SALE>25K
7	220650	0355	12/19/03	\$195,000	DIAGNOSTIC OUTLIER
7	220650	0570	7/2/04	\$200,000	DIAGNOSTIC OUTLIER
7	424600	0060	6/6/03	\$64,560	QUIT CLAIM DEED
7	424600	0090	1/28/03	\$215,000	DIAGNOSTIC OUTLIER
7	424600	0150	9/3/03	\$120,227	QUIT CLAIM DEED; RELATED PARTY
7	424600	0180	8/12/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	424600	0290	8/31/04	\$338,800	DIAGNOSTIC OUTLIER
7	544830	0095	3/10/04	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	544830	0281	4/22/03	\$333,600	DIAGNOSTIC OUTLIER
7	556610	0240	3/8/04	\$192,550	DIAGNOSTIC OUTLIER
7	560380	0190	6/4/03	\$306,300	RELATED PARTY, FRIEND, OR NEIGHBOR
8	111550	0040	2/28/03	\$120,000	NON-REPRESENTATIVE, DOR RATIO
8	111570	0050	3/20/03	\$150,000	PARTIAL INTEREST, DOR RATIO
8	132405	9111	10/7/03	\$470,000	DIAGNOSTIC OUTLIER
8	142405	9059	2/24/04	\$700,000	DIAGNOSTIC OUTLIER
8	142405	9085	7/9/04	\$536,765	DIAGNOSTIC OUTLIER
8	152405	9008	3/12/03	\$2,035,000	DIAGNOSTIC OUTLIER
8	152405	9145	3/26/03	\$258,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	152405	9147	5/14/04	\$3,189,000	DIAGNOSTIC OUTLIER
8	162405	9018	3/2/04	\$410,000	SEGREGATION AND/OR MERGER
8	162405	9065	11/9/04	\$369,000	DIAGNOSTIC OUTLIER
8	162405	9065	2/23/04	\$329,000	DIAGNOSTIC OUTLIER
8	162405	9066	5/24/04	\$675,000	DIAGNOSTIC OUTLIER
8	162405	9067	7/17/03	\$280,000	DIAGNOSTIC OUTLIER
8	162405	9153	3/13/04	\$165,000	DOR RATIO
8	162405	9153	3/16/04	\$25,288	DOR RATIO
8	162405	9339	3/25/04	\$560,000	RELOCATION - SALE TO SERVICE
8	162405	9348	10/26/04	\$819,000	% COMPLETE
8	167200	0170	2/27/03	\$275,000	DIAGNOSTIC OUTLIER
8	177760	0060	7/22/04	\$365,000	RELOCATION - SALE TO SERVICE
8	177760	0460	11/14/03	\$140,000	DOR RATIO
8	177760	0700	8/6/03	\$280,000	DIAGNOSTIC OUTLIER
8	183698	0110	6/25/04	\$550,000	RELOCATION - SALE TO SERVICE
8	214130	0590	6/30/03	\$384,900	RELOCATION - SALE TO SERVICE
8	214130	0600	4/30/03	\$230,400	DIAGNOSTIC OUTLIER
8	214133	0530	12/6/04	\$499,000	DIAGNOSTIC OUTLIER
8	214133	0740	2/13/03	\$373,000	DIAGNOSTIC OUTLIER
8	214134	0160	4/8/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	214134	0160	7/28/04	\$445,000	RELOCATION - SALE TO SERVICE
8	220350	0530	3/13/03	\$214,000	DIAGNOSTIC OUTLIER
8	221170	0295	11/10/04	\$599,800	DIAGNOSTIC OUTLIER
8	226840	0070	10/21/03	\$348,700	RELOCATION - SALE TO SERVICE
8	259220	1530	7/14/03	\$475,500	RELOCATION - SALE TO SERVICE
8	259221	0110	8/13/03	\$580,000	RELOCATION - SALE TO SERVICE
8	259745	0080	9/29/04	\$595,000	RELOCATION - SALE TO SERVICE
8	259751	0210	1/26/04	\$102,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	259752	0130	5/7/04	\$565,000	RELOCATION - SALE TO SERVICE
8	259752	0560	2/6/03	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	259752	0720	9/17/04	\$528,000	RELOCATION - SALE TO SERVICE
8	259753	0700	4/14/03	\$491,000	RELOCATION - SALE TO SERVICE
8	259753	1200	5/6/03	\$478,000	RELOCATION - SALE TO SERVICE
8	260000	0020	8/4/03	\$395,500	NON-REPRESENTATIVE SALE
8	260000	0020	3/20/03	\$412,000	QUESTIONABLE PER SALES IDENTIFICATION
8	260001	0140	4/23/03	\$680,000	DIAGNOSTIC OUTLIER
8	260002	0010	11/16/04	\$709,000	DIAGNOSTIC OUTLIER
8	260010	0430	4/21/04	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	260011	0080	5/6/03	\$220,657	RELATED PARTY, FRIEND, OR NEIGHBOR
8	260011	0530	12/10/04	\$515,000	DIAGNOSTIC OUTLIER
8	260013	0120	4/2/04	\$2,600	QUIT CLAIM DEED
8	326059	0020	11/18/04	\$547,964	NEW IMP NO DATA
8	326059	0030	11/22/04	\$477,603	NEW IMP NO DATA
8	326059	0050	10/12/04	\$515,553	NEW IMP NO DATA
8	326059	0060	10/18/04	\$503,805	NEW IMP NO DATA

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	337790	0155	7/29/04	\$236,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	345941	0440	9/10/04	\$570,000	RELOCATION - SALE TO SERVICE
8	345990	0345	8/31/04	\$669,950	DIAGNOSTIC OUTLIER
8	345990	0345	9/15/03	\$325,000	NON-REPRESENTATIVE SALE
8	345990	0360	7/16/04	\$635,000	DIAGNOSTIC OUTLIER
8	346030	0290	6/20/03	\$610,000	CONTRACT SALE; RELOCATION - SALE TO SERVICE
8	412850	0080	1/3/03	\$692,500	RELOCATION - SALE TO SERVICE
8	412850	0200	1/9/04	\$679,900	RELOCATION - SALE TO SERVICE
8	412850	0440	1/31/03	\$780,000	RELOCATION - SALE TO SERVICE
8	413940	0360	11/24/04	\$340,000	DIAGNOSTIC OUTLIER
8	413966	0250	3/27/03	\$500,000	DIAGNOSTIC OUTLIER
8	549520	0040	2/21/03	\$325,000	DIAGNOSTIC OUTLIER
8	602800	0020	1/15/03	\$95,428	QUIT CLAIM DEED; RELATED PARTY
8	750450	0050	11/20/03	\$485,000	ACTIVE PERMIT BEFORE SALE>25K
8	780546	0150	10/15/03	\$442,000	RELOCATION - SALE TO SERVICE
8	785500	0140	12/31/03	\$132,626	QUIT CLAIM DEED; RELATED PARTY
8	785500	0410	10/4/04	\$877,000	DIAGNOSTIC OUTLIER
8	785520	0230	8/17/04	\$1,500	DOR RATIO
8	785580	0200	8/20/03	\$537,950	RELOCATION - SALE TO SERVICE
8	785580	0280	11/10/04	\$575,000	DIAGNOSTIC OUTLIER
8	785580	1500	10/27/03	\$101,134	RELATED PARTY, FRIEND, OR NEIGHBOR
8	785580	1640	2/17/04	\$1,000	DOR RATIO
8	785600	0020	4/14/04	\$780,000	DIAGNOSTIC OUTLIER
8	785641	0140	6/21/03	\$290,000	% COMPLETE
8	785650	0070	1/3/03	\$470,000	DIAGNOSTIC OUTLIER
8	785655	0310	6/16/03	\$355,450	DIAGNOSTIC OUTLIER
8	785655	0480	8/20/04	\$70,723	QUIT CLAIM DEED; PARTIAL INTEREST
8	785661	0510	4/5/04	\$437,500	QUIT CLAIM DEED
8	785662	0230	3/3/03	\$376,000	RELOCATION - SALE TO SERVICE
8	785662	0760	6/1/04	\$400,000	RELOCATION - SALE TO SERVICE
8	808100	0470	3/6/03	\$859,000	DIAGNOSTIC OUTLIER
8	808102	0280	5/14/04	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	808103	0370	5/13/04	\$630,000	RELOCATION - SALE TO SERVICE
8	808104	0200	6/23/04	\$1,120,000	DIAGNOSTIC OUTLIER
8	808950	0080	7/3/03	\$612,000	RELOCATION - SALE TO SERVICE
8	808951	0240	6/28/04	\$815,000	RELOCATION - SALE TO SERVICE
8	884990	0040	9/29/04	\$124,500	QUIT CLAIM DEED
8	896540	0330	7/8/04	\$589,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	896541	0100	8/9/03	\$661,500	RELOCATION - SALE TO SERVICE
8	896550	0070	8/4/04	\$537,000	RELOCATION - SALE TO SERVICE
8	896550	0820	8/22/03	\$96,000	QUIT CLAIM DEED; PARTIAL INTEREST
8	896550	0890	1/1/03	\$570,000	RELOCATION - SALE TO SERVICE
8	928600	0120	4/22/04	\$1,250,000	RELOCATION - SALE TO SERVICE
8	932360	0340	4/14/03	\$410,000	EXEMPT FROM EXCISE TAX
8	932360	0640	5/13/03	\$434,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 31
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	934690	0095	3/30/04	\$114,145	QUIT CLAIM DEED; PARTIAL INTEREST
8	934694	0140	11/8/04	\$184,892	GOR RATIO
8	934810	0130	6/30/03	\$417,500	RELOCATION - SALE TO SERVICE
8	955270	0980	5/30/03	\$54,354	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	056500	0080	11/9/04	\$220,000	7907	N	N
8	132405	9038	6/7/04	\$613,000	202554	Y	N
8	132405	9149	12/17/04	\$205,000	75794	Y	N
8	142405	9151	11/10/03	\$160,000	7798	N	N
8	162405	9157	8/6/04	\$171,500	19450	N	N
8	260002	0030	8/5/04	\$190,000	15800	Y	N
8	345942	0030	4/23/03	\$105,000	11300	N	N
8	750450	0090	6/16/04	\$235,000	14810	Y	N
8	785641	0140	4/7/04	\$262,500	10960	Y	N
8	808102	0020	11/12/03	\$360,000	10804	Y	N
8	808103	0300	3/26/04	\$295,000	20379	Y	N
8	942950	0145	9/2/04	\$275,500	15480	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 31

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	220150	1300	9/19/03	\$65,000	NON-REPRESENTATIVE SALE
8	345990	0355	10/29/04	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr